



FOR SALE

NORTH WALES, A55 SITE/DINER

BILLY JEAN'S CAFÉ AND LAND, NANT, PENTRE HALKYN, HOLYWELL. FLINTSHIRE. CH8 8BD

- Just off Junction 32A of the A55, North Wales Expressway.
- Site of 0.65 acre approximately with potential for a variety of alternative uses.
- Long established, profitable business could be continued.
- VIEWING: Contact Oswestry Office: 01691 659659 oswestry@celtrowlands.com

LOCATION AND SITE

Situated just off Junction 32A of the A55 North Wales (dual) Expressway, on the north side at the expressway's junction with the former route of the A55 and other roads leading to Pentre Halkyn and Bagillt and adjoining Halkyn Car Sales Garage. Please see the attached location and site plans.

THE SITE AND POTENTIAL

The main building fronts the highway, as does a wide yard entranceway accommodating parking which then leads around to an expanded yard area, all mainly surfaced in tarmac and at the rear a further basic outbuilding. We estimate the total site area to be approximately 0.65 acre.

This site with its prominent roadside frontage could be suitable for redevelopment for a modern diner/roadside facility, or for a variety of alternative uses, for example industrial storage/warehousing and distribution of a kind requiring open secure yardage, all uses subject to detailed consents and other statutory approvals. Interested parties should contact Flintshire County Council – 01352 704850.

The site received planning consent on the 21st February 2013 (Ref: 050361) for demolition of existing building and erection of new office block and alterations to existing vehicular access, subject to conditions.



THE BUSINESS AND DINER

This is a popular diner, long established and catering mainly for road borne traffic, truck drivers, traffic along the A55 etc. Traditional fayre is served.

This business is most suitable for a family who would run and staff it, and for whom it would be particularly profitable and it is now felt that there would be good expansion potential off the current approximately £85,000 turnover (accounts to the year ending 30th September 2016) for such a buyer,

The café is fitted out as would be expected with appropriate tables and chairs, as is the commercial kitchen and has a good sized dining area, divided into two main areas giving approximately 70 covers, ladies and gents wcs, fully fitted kitchen with servery, pantry, scullery and staff toilets. In all approximately 1,824 sq.ft./169.5 m.sq. gross internal floor area.

Services - We understand that the property is connected to mains water, electricity and drainage and is served by a liquid petroleum gas supply.

We understand there is a fibre optic cable in the dual carriageway which can be linked into.

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PRICING

For the freehold interest a price in the Region of £200,000 is asked.

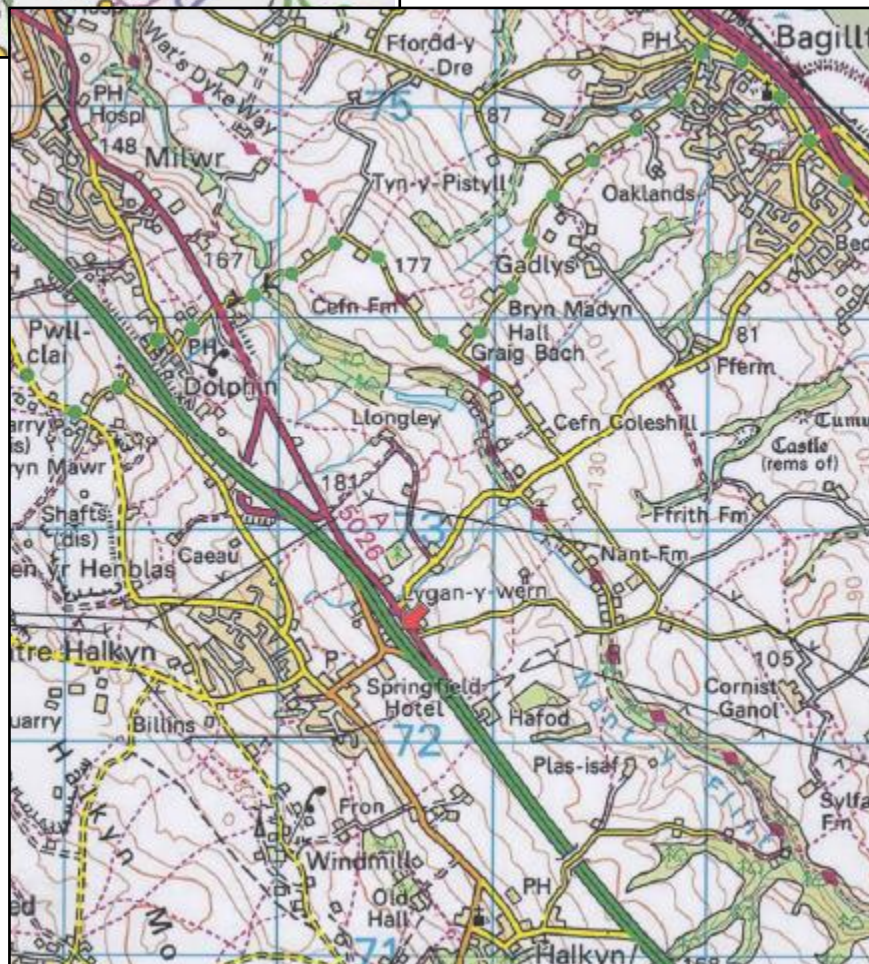
BUSINESS RATES

We understand from viewing the Valuation Office Agency web site that the estimated Rateable Value for 2017/18 is £11,250. Interested parties should contact the Local Authority (Flintshire County Council – 01352 704848) to establish the current rates payable, and to request concessions.

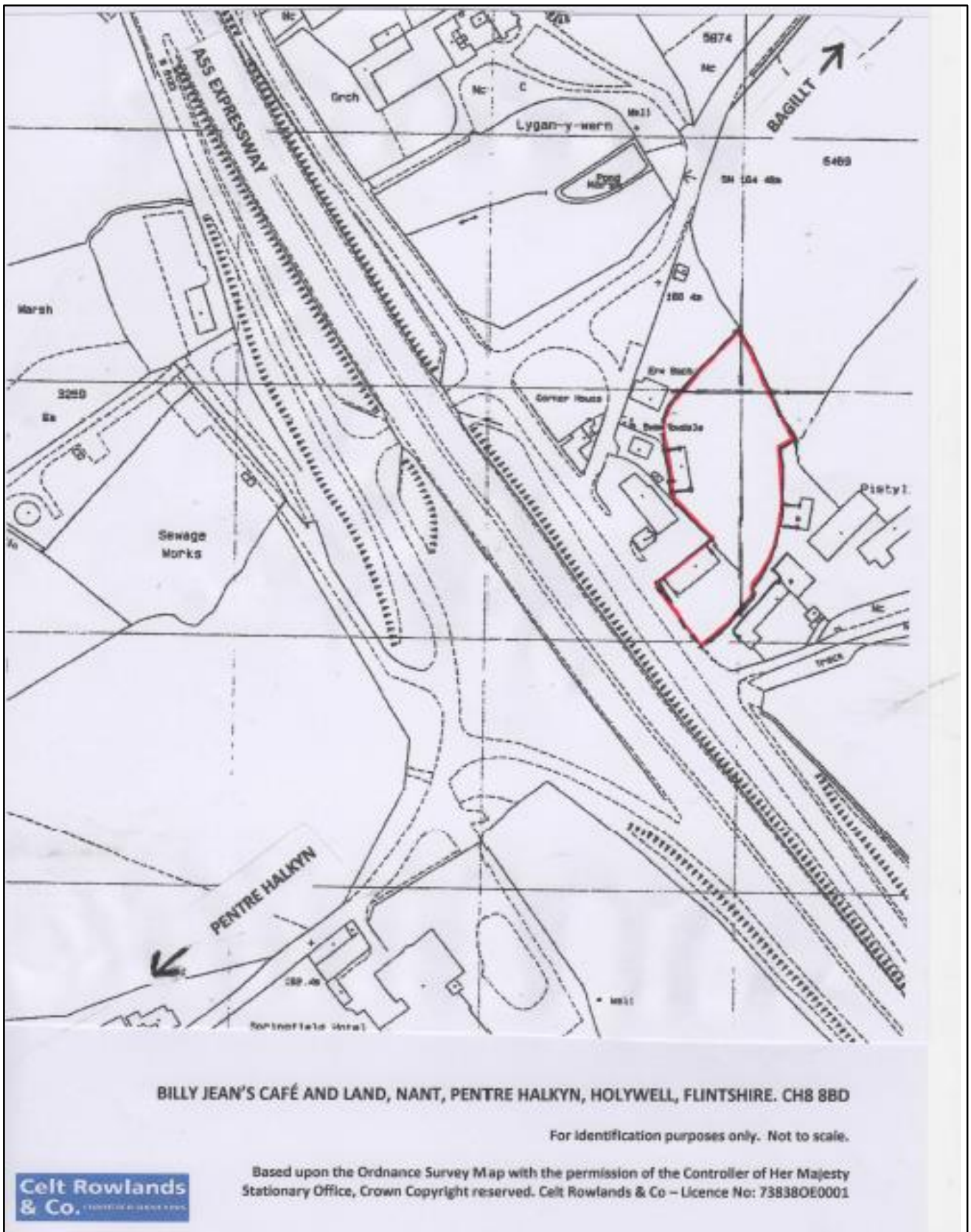
EPC

An EPC has been commissioned and will be available shortly.

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