

COMMERCIAL &
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DEVELOPMENT &
MANAGEMENT
SURVEYORS

Guy
WOODCOCK
AND COMPANY

0800 083 3216

FOR SALE

**RAVEN HOTEL
HOLYWELL STREET
FLINT, CH6 5NS**



LOCATION

The property is located on the outskirts of Flint town centre on the Bagillt side of the town. It is approximately 100m from the main traffic lights in the centre of Flint, and has the benefit from a high profile position.

The town of Flint is located adjacent to the River Dee estuary and originally the county town for Flintshire and is now the third largest town in Flintshire. The town has expanded with development on various industrial estates as well as as having strong transport links to Chester and the rest of North Wales via the A55.

Web Site: www.guywoodcock.com ■ Email: enquiries@guywoodcock.com

DESCRIPTION

The original Raven Hotel and has been converted into offices on the ground floor and self contained residential / bed-sit accommodation to the upper floors. It is constructed of solid brick walls with a timber framed, slate clad roof and was built in approximately 1900. The ground floor has recently been vacated and the upper floors are occupied by tenants on Shorthold Tenancy Agreements. The ground floor offices could be separated into two self contained office suites.

ACCOMMODATION

The ground floor consists of seven offices, a reception area, two kitchens, four w.c's, one store room and a large cellar of some 32m² (346 sq ft) which is currently being used as storage space. There is a total of 166m² (1,787 sq ft) in office space on the ground floor. However this could be split into two units one with 50m² (538 sq ft) office space and the other having 116m² (1,249sq ft).

	<u>SIZE (M²)</u>	<u>AREA (M²)</u>
Reception	6.25 x 5.44	34.00
Office 1	5.40 x 4.80	24.00
Office 2	2.83 x 4.91	13.90
Office 3	4.91 x 4.91	24.11
Office 4	3.63 x 2.74	9.95
Office 5	4.03 x 4.54	18.30
Office 6	6.05 x 2.62	15.85
Office 7	5.57 x 4.65	25.90
Store	1.29 x 1.70	2.19
Main Kitchen	1.88 x 3.43	6.39

The two upper floors contain twelve flats, three bathrooms and two kitchens.

Externally there is parking available to the front and to the side of the building as well as a large car park adjacent to the property.

TENURE

The property is Freehold. The rental income received from the upper floors in the last 12 months amounts to approximately £22,000 pa, although this included some void periods.

RATES 2009/2010

We have been informed by the Local Rating Authority, Flintshire County Council, that the ground floor has been assessed, as follows:-

Rateable Value: £10,900 pa
Rates Payable: £5,330.10 pa

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PRICE

The property is available for offers around £325,000.

VIEWING

To arrange to view this property please call Guy Woodcock and Company on (01244) 817160.

DIRECTIONS

Travelling from Bagillt when approaching Flint town centre the property is on the right hand side of the road as you approach Flint town centre just after the McDonalds and Lidl.

Travelling from Connah's Quay/Deeside you pass through the main traffic lights at the centre of Flint and carry on for approximately 100m and the property is on left hand side.

Alternatively enter the postcode CH6 5ER into your Satellite Navigation System.

