



HM Courts
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BILFINGER

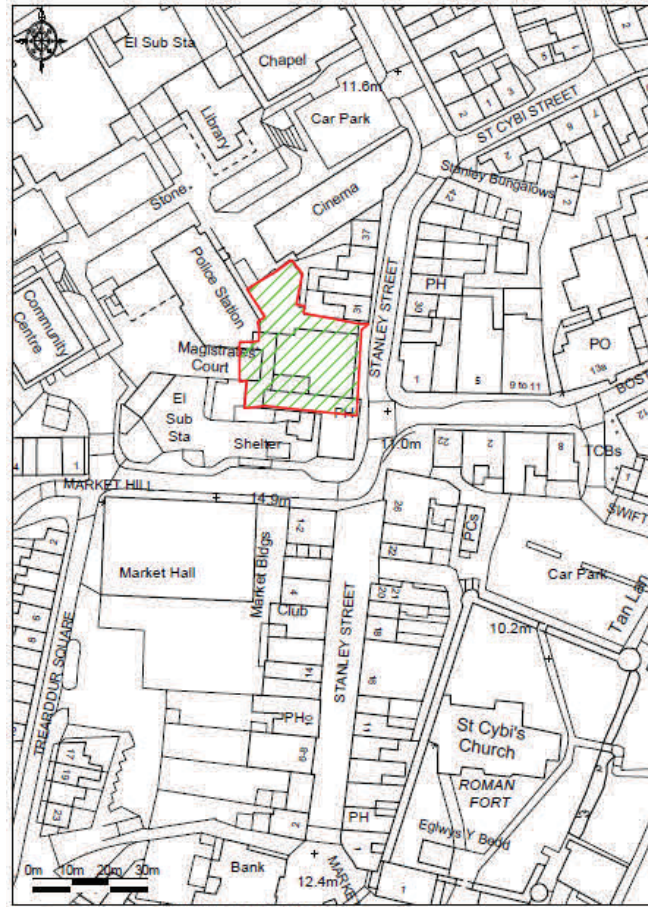


FOR SALE
Court Building

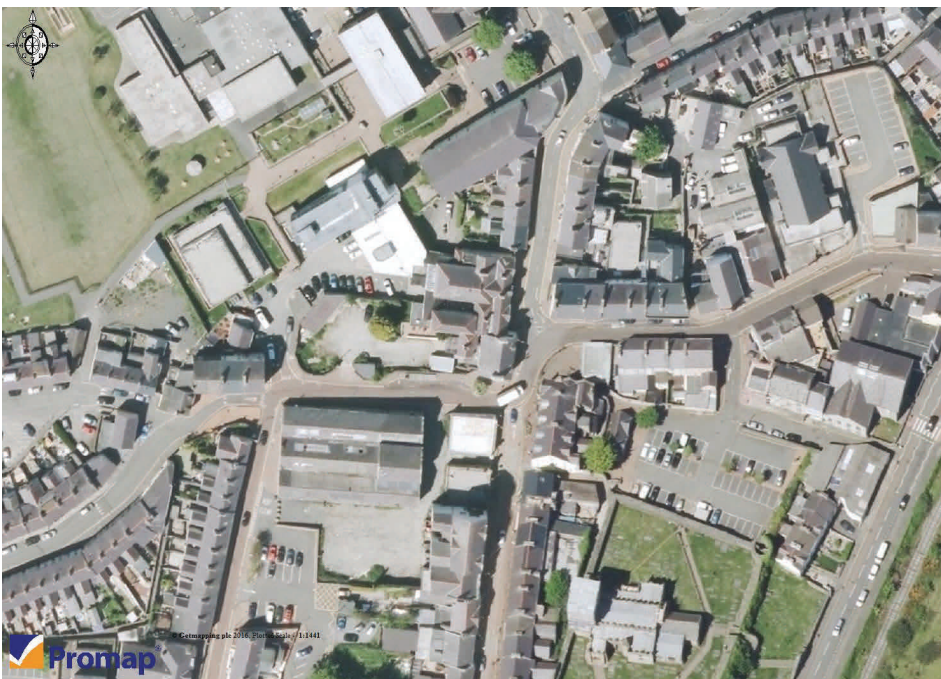
Holyhead
Magistrates Court

Stanley Street
Holyhead
LL65 1HL

10,337 sqft (960.56sqm) on
site totalling 0.213 acres
(0.086 hectares)



Suitable for a variety of uses, including hotel, subject to planning



Further information

For further information please
contact:

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Agency, Cardiff Office

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Rear of building shown

Opportunity

The subject opportunity comprises a unique opportunity to acquire a property positioned in the town centre of Holyhead.

The property offers the potential for a variety of alternative uses for both a comprehensive refurbishment or a letting as existing accommodation. Potential future uses including residential development, ground floor retail, public house, hotel, etc subject to obtaining satisfactory planning permission.

Further details on application to marketing agents.

Location

Holyhead is the largest town on the Island of Anglesea and is located at the North West corner of the Island some 15 miles North of mainland Wales.

The town is a popular tourist town positioned within close proximity of other visitor destinations including and also houses an established Port with regular service to Dublin, Ireland.

The town has a population of approximately 11,500 residents.

Road network links are provided to A55 North Wales expressway and railway links are provided to Bangor and onwards to then North of England.

Description

The subject opportunity comprises a 2 storey former Court situated adjacent to the Stanley Arms Public House, positioned at the junction of Stanley Street and Boston Street to the Northern part of the Town Centre.

The property dates to 1800's and is constructed of stone construction under a hipped roof. Internally the building comprises a large mix of offices and ancillary accommodation together with main Court room areas to the 1st floor.

To the rear is a small yard and parking area which is accessed via a small side lane area.

The immediate area is made up of a mixture of uses—the towns Police Station and Library are located to the rear accessed via side lane and to the remaining sides is a mixture of commercial and residential accommodation.

Parts of the town centre and covered by a Conservation status.

Accommodation

The property comprises the following accommodation—measured in accordance with the RICS Code of Measuring Practice 6th Edition.

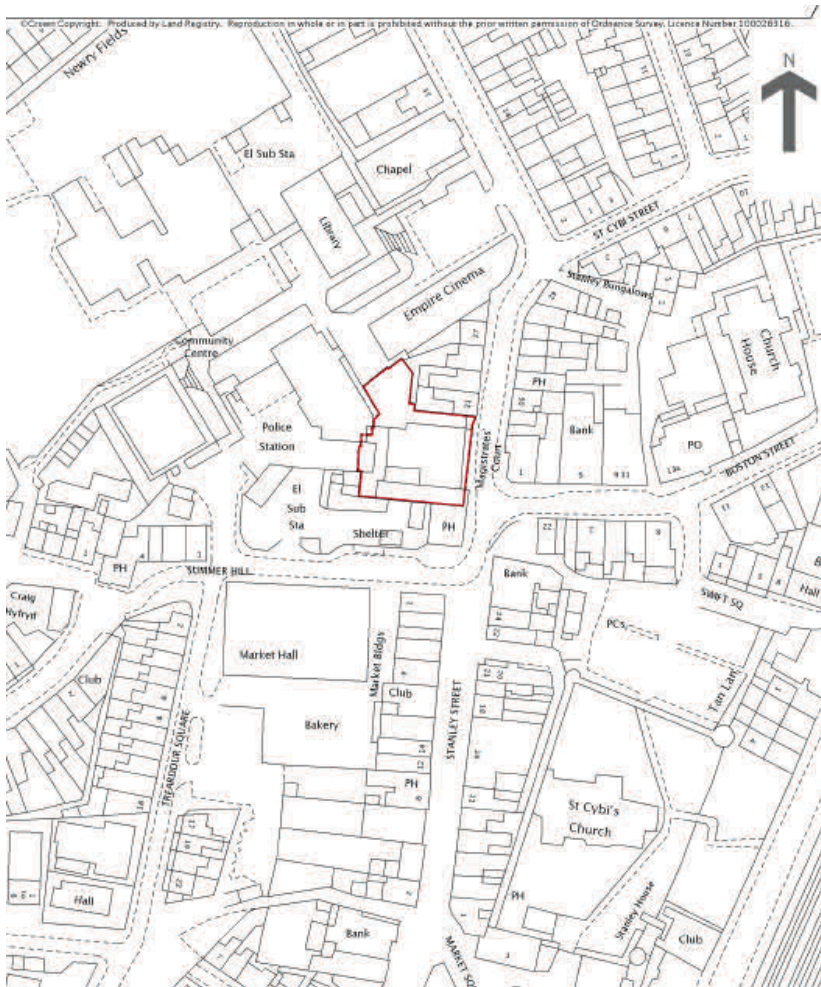
Floor	GIA Sq M	GIA Sq Ft
Basement	7.85	82
Ground	558.77	6,015
First	323.18	3,479
Second	70.76	762
Total	960.56	10,337

The property is situated on a site of 0.213 acres (0.086hectares).

Planning

The property falls within Class D1 of the Town and Country Planning (Use Classes) Order 1987, as amended.

The site lends itself for a redevelopment for a variety of uses — uses are subject to requisite planning permissions.



Information Pack

Any further available information is available on request from agents.

Any available information will be issued supporting any tender request.

VAT

All figures quoted are exclusive of VAT, where applicable.

Method of Sale / Timetable

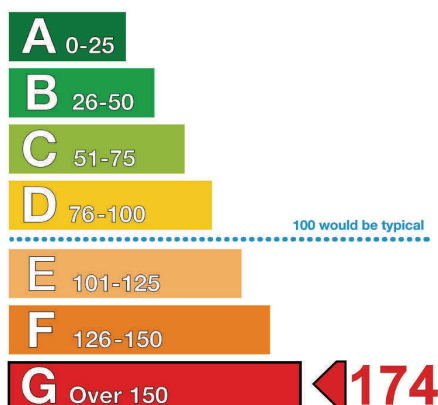
The property is to be sold on an informal tender basis. Further details of timing and tender process on application to agents.

Tenure

We are advised that the property is held on a freehold basis.

Energy Performance

The property has the following rating:



For more information and viewings please contact:

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