



Packet House

Freehold

Reduced to Offers Around **£260,000** Plus VAT

Packet House, Mostyn Road, Greenfield, Holywell, CH8 7EJ

AT A GLANCE

- Detached Roadside Public House
- Currently Closed
- 3 Bedroom Living Accommodation
- Potential Development Site (STPP)
- Lounge Bar and Public Bar
- Large Catering Kitchen
- Total Site Area of 0.717 acres

Viewing And Further Information

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PROPERTY

A detached brick built property extending to 2 storeys under a series of pitched tile roofs. Inner entrance porch leading through to the public bar being split level with seating for approximately 35 persons with additional games area with dart throw, part tongue and groove paneling to the walls and a quarry stone tile floor. Bar servery interconnecting with that of the public bar for ease of operation. The public bar having part wood effect flooring and ceramic tiles throughout and accommodating 50 persons comfortably. to the rear of the property is a catering kitchen having fully clad walls and Altro style flooring with an additional prep area of equally good quality. Ladies and Gentlemans toilets The living accommodation is located to the first floor and briefly comprises of 3 bedrooms, lounge, bathroom and kitchen. Externally there is a rear patio area used for an external trading space, detached brick built outhouse/general store and car park for approximately 10 vehicles to the side of the property. Entrance to the rear car park and parcel of land which would provide an opportunity for development (STPP) Beer cellar and bottle store.

UTILITIES

All mains services are connected.

MEASUREMENTS

Total site area is 0.717 Acres with a building footprint of 2,993 Sq Foot. (Measurements taken from a digital mapping platform)

FIXTURES & FITTINGS

The Fixtures & Fittings that remain on the premises at the time of completion will be included in the sale. Any third party owned items, such as beer raising and cellar cooling equipment, branded items, gaming machines etc, will be excluded. An inventory will not be provided. The vendors will not be required to remove any such items that remain on the premises.



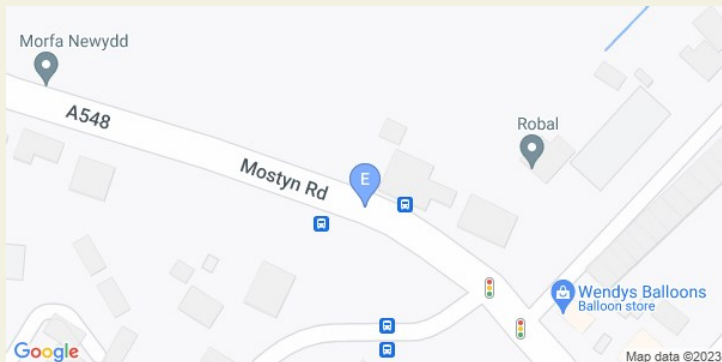
THE BUSINESS

Our client has not operated the business and until recently leased the property out therefore has no knowledge on revenue streams.

RATES & CHARGES

The property is in an area administered by Flintshire Council. The 2017 Rateable Value has been assessed at £7,500. We advise any interested parties to make their own enquiries.



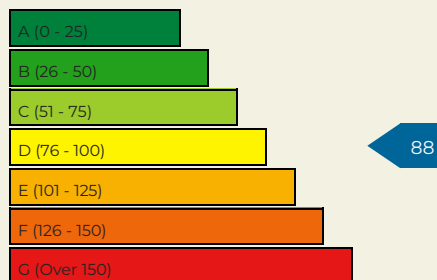


LOCATION

The Packet House occupies a prominent position fronting the A548 Bagillt Road on the traffic light junction with Greenfield Road. Greenfield is a village in the community of Holywell, Flintshire, north-east Wales, on the edge of the River Dee estuary. At the time of the 2001 census it had a population of 2,741.



EPC



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