

FOR SALE
HOTEL DEVELOPMENT OPPORTUNITY



Hotel Site

Ferry Terminal

55 MARKET STREET
Holyhead, Anglesey, LL65 1UN

Find out more at www.g-s.co.uk

-  **Exciting Hotel Development Opportunity**
-  **Well Located in the busy ferry port of Holyhead**
-  **Planning consent formerly granted for 119 bedroom hotel and 150 sq. m. retail unit with A3 consent**
-  **Located circa 0.5 miles from the Terminal**
-  **Freehold**

INTRODUCTION

The property comprises the former Woolworths Store, a mid terrace, 5 storey split level retail unit located to the Southern end of Market Street close to the retail centre of Holyhead.

It currently has rendered and painted elevations beneath a pitched slate covered roof.

Planning consent was obtained for the demolition of the existing property and the erection of a new 5 storey 119 bedroom hotel with a 150 sq m retail unit fronting onto Market Street with planning use class A3, this planning consent lapsed in September 2023.

It is felt that the hotel would suit a corporate branded operation and our clients have secured the interest of a corporate brand who would be willing to offer a franchise agreement to an ingoing operator.

Our clients would also consider joint venture deals with experienced operators or a lease.

LOCATION

55 Market Street is conveniently located close to Holyhead town centre with its bars, restaurants and retail shops and is a short 5 minute walk over Celtic Gateway Bridge to the ferry terminal and an 8 minute walk to Holyhead Train Station.

Anglesey receives circa 1.71 million visitors annually. Tourism is the largest sector on the island, this contributes circa £304 million to its economy each year. The tourism industry supports over 4,200 jobs on an island with only 20,500 in total employment and accounts for almost 25% of its retail expenditure.

Anglesey's tourism sector is further boosted by Holyhead, the UK's second busiest port, usually processing two million annual visitors travelling between the UK and Ireland. More recently, Holyhead has emerged as Wales' premier cruise port.

It has recently been announced that Anglesey has secured freeport status in a move which could create thousands of jobs. This was a joint decision by UK and Welsh governments and the UK Government will provide up to £26m of non-repayable starter funding for two freeports being established in Wales. The freeports will form special zones with the benefits of simplified customs procedures, relief on customs duties, tax benefits, and development flexibility. Welsh freeports will also promote fair work opportunities and prioritise environmental sustainability and the climate emergency.

The freeport will be based around the port of Holyhead, Anglesey Prosperity Zone, Rhosgoch and M-Sparc. The freeport will develop the Energy Island Programme (EIP) by focusing on marine energy technology testing on the seabed (tidal and wind). The freeport aims to create between 3,500 and 13,000 jobs by 2030, with an increased GVA of approximately £500m. It also anticipates significant inward investment, including the possibility of £1.4bn in the green energy sector.

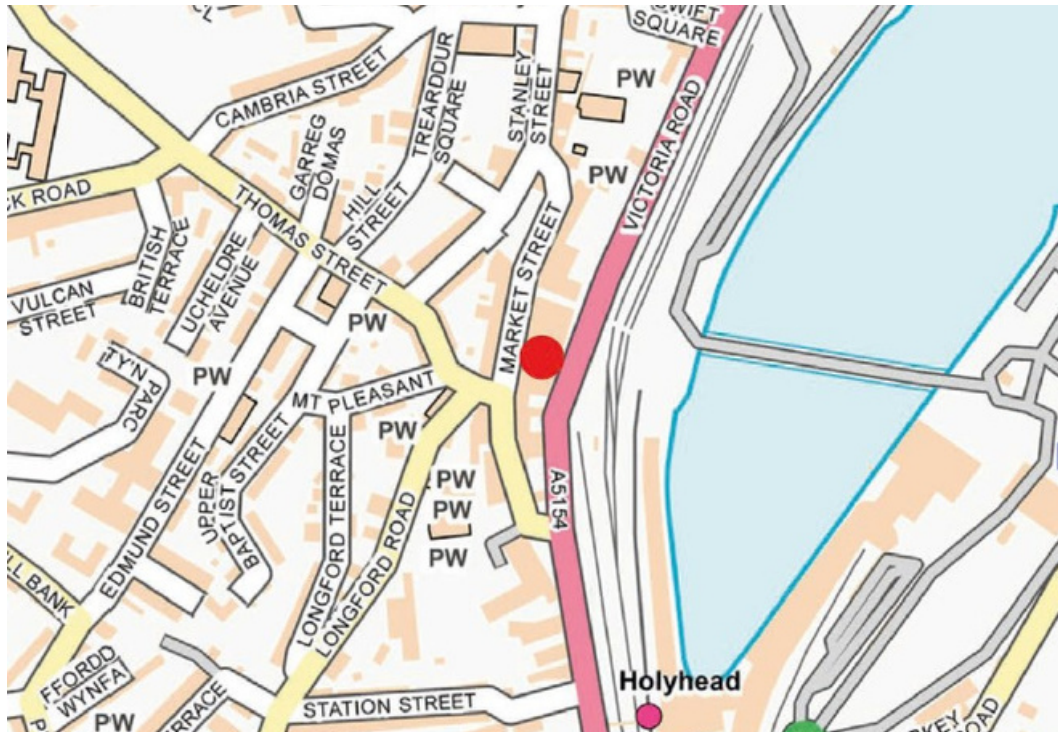
LOCATION CONTINUED

Holyhead is the largest town on the island of Anglesey and is located at the end of the A55 (North Wales Expressway), which provides excellent communication links to north Wales with the city of Bangor approximately 25 miles to the East and the popular tourist town of Llandudno also 44 miles to the East.

Holyhead is the busiest UK Irish ferry port and is home to the largest seagoing ferry in the world. The port provides ferry services to Dublin with the superfast service taking 99 minutes, the ferry terminal transports circa 460,000 cars, c12,000 coaches and c1,950,000 passengers per year.

The town is steeped in history being home to the St Cybi's Church founded in about 550AD which, stands on the site of the Roman fort of Caer Gybi and is still surrounded by the original fort wall. The surrounding area has many prehistoric sites, including the Neolithic Trefignath Burial Chamber 1.5 miles South East of the town.

Town	Miles
Bangor	25
Caernarfon	29
Llandudno	44
Chester	83
Liverpool	93
Manchester	120



EXTERNAL AREAS

We understand that the property has an approximate total site area of 0.176 acres (0.071 hectares).

SERVICES

We understand that mains electricity, mains gas, drainage and water were previously connected to the property. We have not undertaken any tests to ascertain the condition or capacity of these services.

BUSINESS RATES

We understand that the current rateable value (as a shop and premises) for the year commencing 1st April 2023 is £35,000.



PLANNING

We are advised that the property previously had planning permission for the demolition of the existing building and erection of a new 5 storey 119 bedroom hotel and a 150 sq m commercial unit with A3 use. This permission, which lapsed in September 2023, was granted under planning permission ref 19C232E/FR dated 05/09/2018.

Interested parties should make their own enquiries regards the planning status of the site via the Anglesey County Council website.

www.anglesey.gov.uk



ASKING PRICE

We are seeking offers in the region of £650,000.

EPC

Available upon request.

VIEWING ARRANGEMENTS

Given the confidential nature of this instruction, viewing arrangements are strictly via appointment only through the vendor's sole agent, Graham + Sibbald.

To arrange a viewing please contact:



Martin Davis
Partner

Martin.Davis@g-s.co.uk
07840 022 259



Hugh Anderson
Partner

Hugh.Anderson@g-s.co.uk
07970 690 344

1. These particulars are intended as a guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.

2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.

3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.

4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.

5. A list of Partners can be obtained from any of our offices.

Date published: October 2023

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude.