

# For Sale

Portfolio of 4 Apartments  
Trinity Court  
Holyhead  
Anglesey  
LL65 1YA

July 2020

- Three 2-bed & one 3-bed vacant apartments
- Estimated Rental Value of £31,500 per annum
- Attractive marina location
- Dedicated parking spaces
- Long Leasehold
- Offers invited in excess of £400,000
- Offers for individual apartments will also be considered

[avisonyoung.co.uk/15566](http://avisonyoung.co.uk/15566)



## Location

Holyhead is a town located within Anglesey and has a population of approximately 13,300 (2011 Census).

Holyhead is located approximately 25 miles north west of Bangor and 29 miles north west of Caernarfon via the A55 North Wales Expressway, which runs from Holyhead to Deeside by the Wales-England border approximately 80 miles to the east.

The town is served by a national railway station (located 1.5 miles to the south of the properties) which provides regular national services to Chester with a journey time of approx. 1 hour 30 minutes. There are also regular ferry services to Dublin with an average crossing time of 3 hours 15 minutes.



## Situation

The apartments are located off Beach Road near Holyhead harbour. The properties are within walking distance of the Holyhead Maritime Museum, Breakwater Country Park and Holyhead train station is within 0.8 miles of the complex. The apartments also benefit from a close proximity to the ferry terminal.

The apartments are situated within a marina complex, built in 2007, benefiting from views onto Holyhead Mountain, the harbour and the Anglesey coastline. The complex also benefits from a central car park surrounded by a variety of commercial units, including a bistro/bar.



## Description

The portfolio comprises of three 2-bed apartments and one 3-bed apartment across the Penmon Block and Llanddwyn Block, each with a dedicated car park space within the complex.

### Penmon:

Apartments 4, 5 and 7, which are situated within the Penmon Block, are two bed apartments on the first and second floors.

The apartments briefly comprise of two bedrooms, a bathroom and an open plan kitchen/lounge/diner with a balcony that overlooks the harbour.

The NIA of flats 4, 5 and 7 are approximately 746.48 sq ft each.

Apartments 4, 5 and 7 are all currently vacant, and each have an estimated rental value (ERV) of £625pcm.

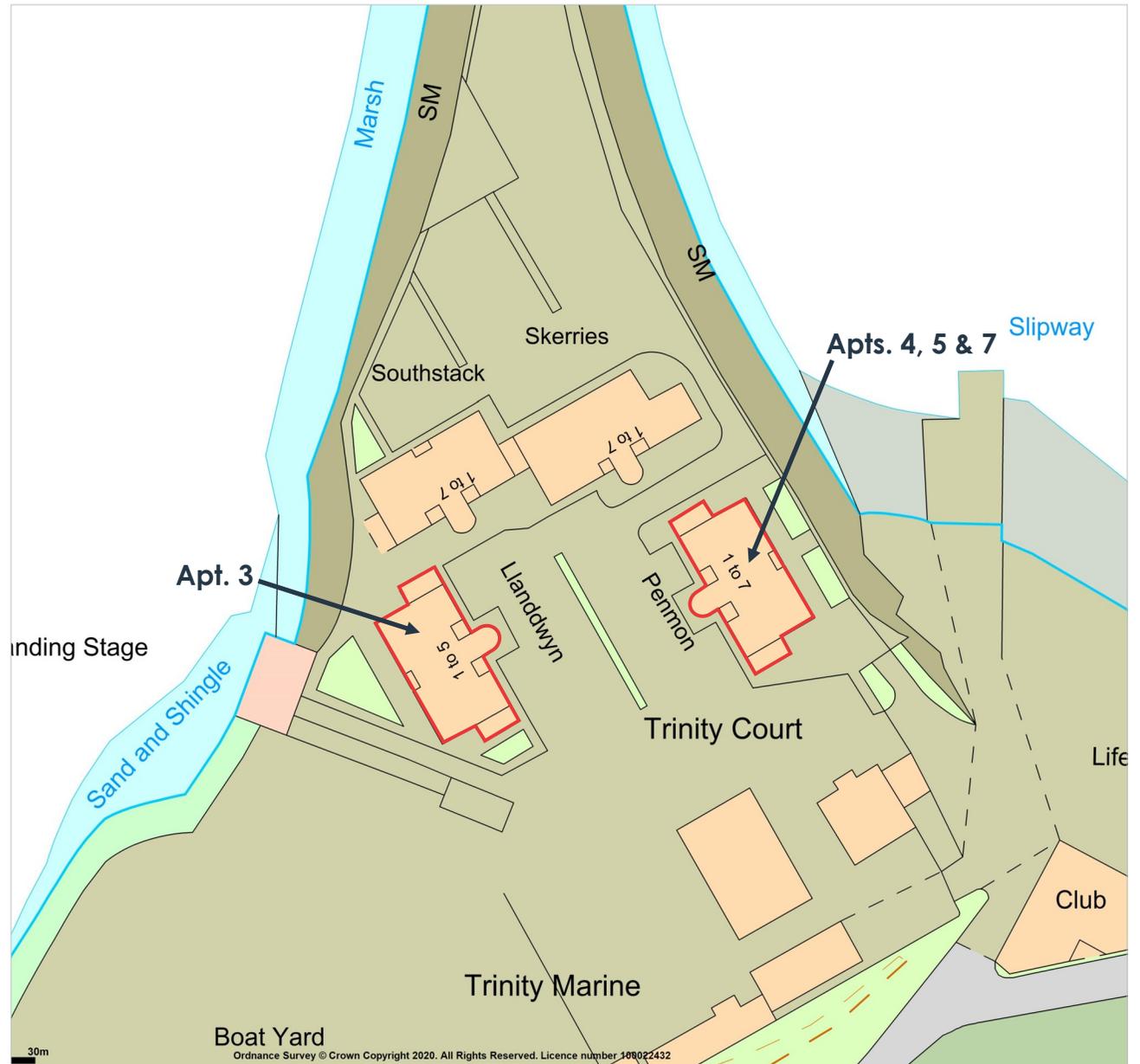
### Llanddwyn:

Apartment 3 is a three bed apartment, which is situated on the second floor within the Llanddwyn Block. The apartment benefits from double glazing and gas central heating.

The apartment briefly comprises of three bedrooms (one benefiting from an en-suite bathroom), a three piece bathroom, fitted kitchen, lounge/diner and a utility room with access to a WC.

The NIA is approximately 1,290.38 sq ft.

Apartment 3 is vacant and has an ERV of £750pcm.



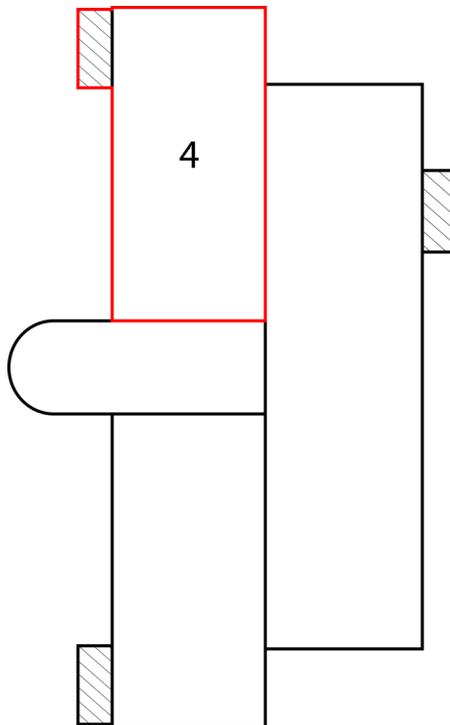
## Apartment 4, Penmon Block

A two bed apartment on the first floor within the block named 'Penmon'.

The apartment briefly comprises of two bedrooms, a bathroom and an open plan kitchen/lounge/diner with a balcony that overlooks the harbour.

The NIA of the apartment is approximately 746.48 sq ft.

The apartment is currently vacant and has an estimated rental value of £625 per month.



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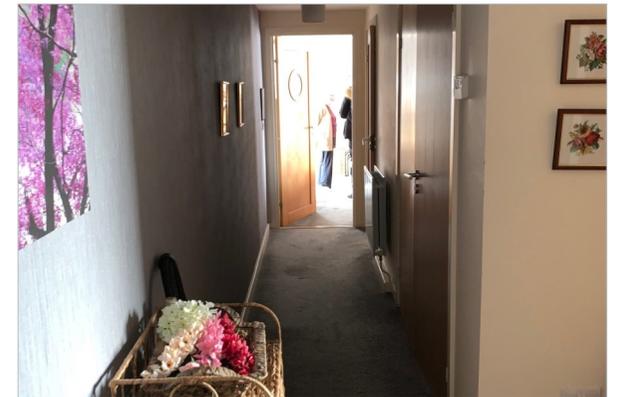
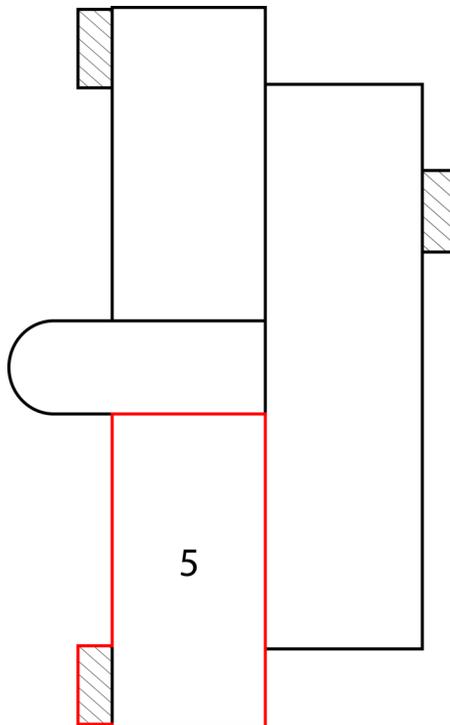
## Apartment 5, Penmon Block

A two bed apartment on the second floor within the block named 'Penmon'.

The apartment briefly comprises of two bedrooms, a bathroom and an open plan kitchen/lounge/diner with a balcony that overlooks the harbour.

The NIA of the apartment is approximately 746.48 sq ft.

The apartment is currently vacant and has an estimated rental value of £625 per month.



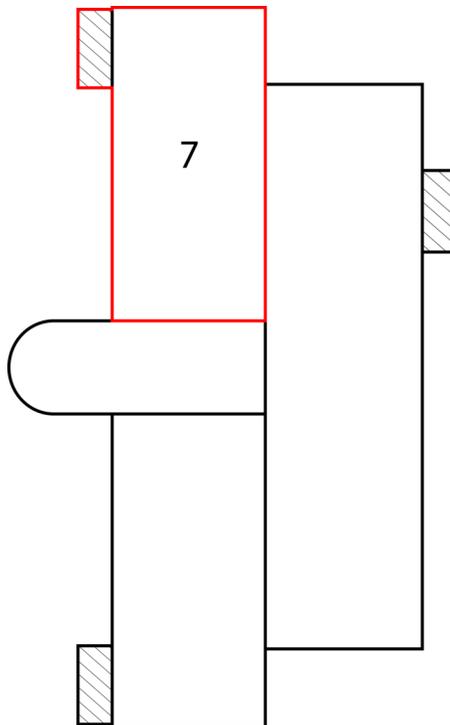
## Apartment 7, Penmon Block

A two bed apartment on the second floor within the block named 'Penmon'.

The apartment briefly comprises of two bedrooms, a bathroom and an open plan kitchen/lounge/diner with a balcony that overlooks the harbour.

The NIA of the apartment is approximately 746.48 sq ft.

The apartment is currently vacant and has an estimated rental value of £625 per month.



## Apartment 3, Llanddwyn Block

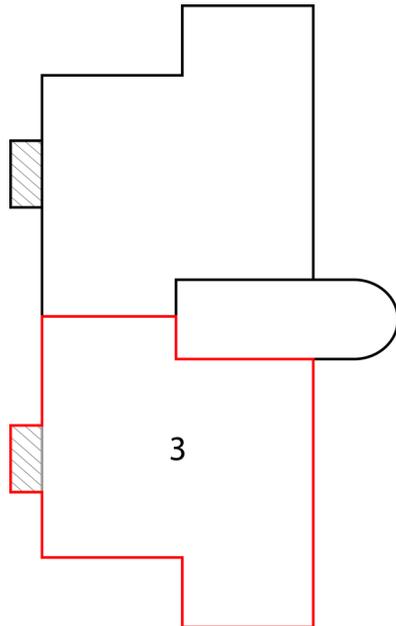
A three bed apartment on the second floor of the block named 'Llanddwyn'.

The apartment briefly comprises of three bedrooms (one benefiting from an en-suite bathroom), a three piece bathroom, fitted kitchen, lounge/diner and a utility room with access to a WC.

The apartment also benefits from double glazing and gas central heating.

The NIA of the apartment approximately 1,290.38 sq ft.

The apartment is currently vacant and has an estimated rental value of £750 per month.



## Tenure

The apartments are offered on a long leasehold basis with a lease term of 150 years from March 2007, with 137 years unexpired, and will be subject to a ground rent of £250 per annum.

We understand that the service charge payable for each apartment will be £2,613.30 per annum.

## Tenancies

All four of the apartments are currently vacant, with the ERV as follows

Block	Apt.	Status	Rent/ERV	Rent/ERV
Penmon	4	Vacant	£625pcm	£7,500pa
Penmon	5	Vacant	£625pcm	£7,500pa
Penmon	7	Vacant	£625pcm	£7,500pa
Llanddwyn	3	Vacant	£750pcm	£9,000pa
<b>Total</b>			<b>£2,625pcm</b>	<b>£31,500pa</b>

## Planning Status

Interested parties should rely on their own enquiries of Isle of Anglesey County Council.

## Accommodation

We have calculated that the floor areas are as follows:

Block	Apt.	Size (sq ft)	Size (sq m)
Penmon	4	746.48	69.35
Penmon	5	746.48	69.35
Penmon	7	746.48	69.35
Llanddwyn	3	1,290.38	119.88

## Asking Price

Avison Young are instructed to seek unconditional offers for the portfolio. Offers are invited in excess of £400,000.

Offers for individual apartments will also be considered.

Each party is to bear their own legal costs.

Evidence of funding will be required upon submission of an offer.

## VAT

We are not aware of an option to tax on the property. All offers should be expressed exclusive of VAT. In the event that VAT is payable upon the purchase price, the responsibility to pay VAT will sit with the Purchaser.

## Viewing

Viewings are strictly via sole agents Avison Young.

## Further Information

For further information please contact:-

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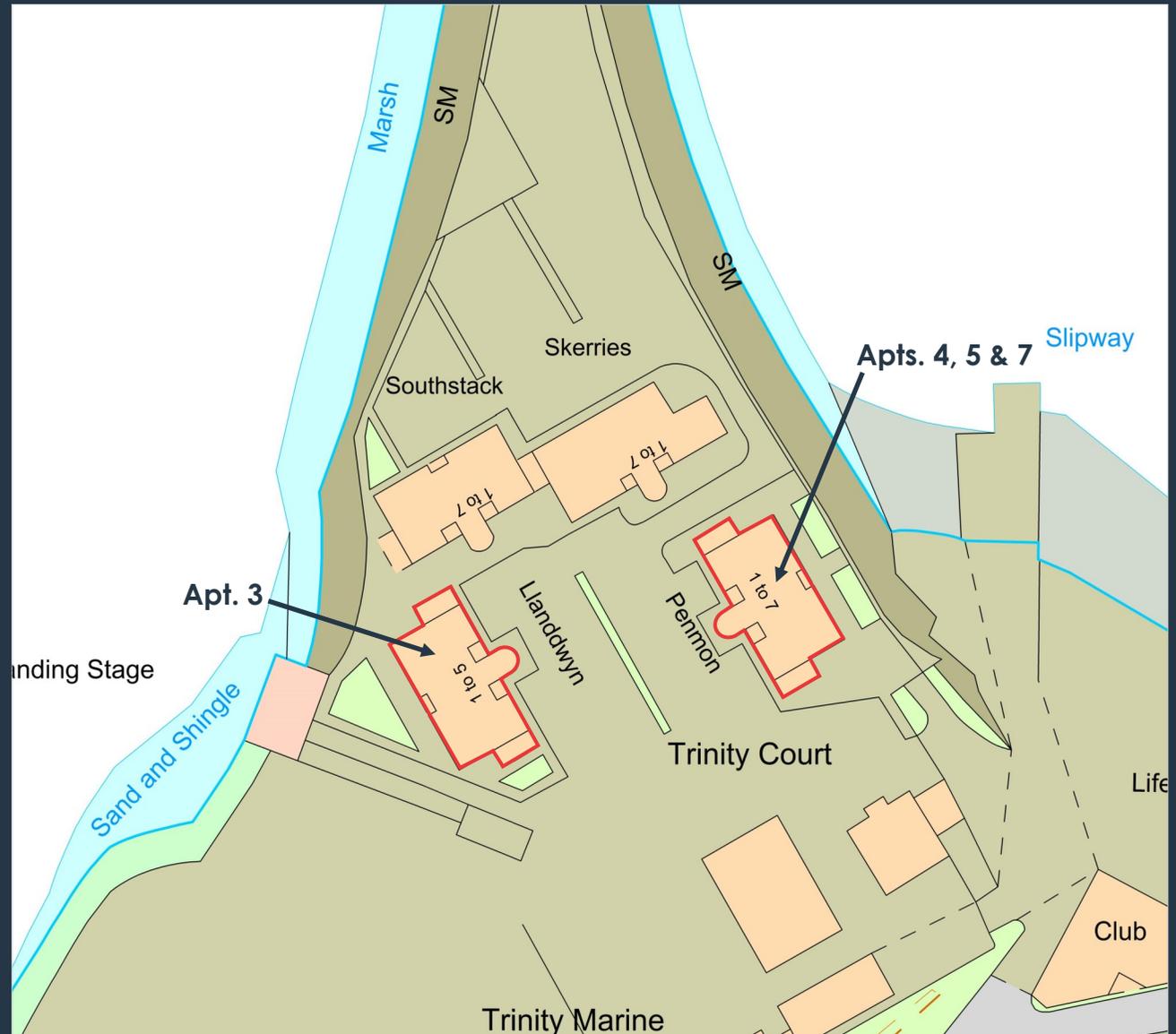
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**Property ref**

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**Avison Young**

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