



DAFYDD HARDY
COMMERCIAL • MASNACHOL

Amlwch

Mona Street LL68 9AN

For Sale: £40,000



Location

Amlwch is a busy town boasting various Shops, Businesses, Banks, Hotel and licensed premises and a weekly market. The town is some 17 miles from the sea port at Holyhead, and the same distance from the market town of Llangefni.

Description

An opportunity to purchase, at a very attractive price, a retail outlet/business or office premises located close to the centre of the market town of Amlwch on the North East coast of Anglesey. The accommodation comprises a Ground Floor shop area of approx. 25 sq m (230 sq ft), inclusive of small storage cupboard, a Storeroom of approx. 10.5 sq m (108 sq ft) Kitchen and Wc on the first floor.



Accommodation

The premises provide the following approximate areas/dimensions:-

Accommodation	Metric	Imperial
Ground Floor Shop/Office	28.44 m ²	306 ft ²
Basement Office	20.06 m ²	216 ft ²
Kitchen	4.53 m ²	48 ft ²
Washroom/WC	2.14 m ²	23 ft ²
Overall	55.17 m²	593 ft²

Lease

The premises are available by way of a 999 year lease.

Sale Price

£40,000.

Rates

We understand from our enquiries of the VOA website that the premises are assessed for Rates as follows:-

Rateable Value (2010)	£2550
Rates Payable 2011/12	£1152.60

Interested parties to make their own enquiries as to any rate relief that may be applicable.

Dafydd Hardy gives no warranty that the values supplied or the sums of money expressed as being payable are accurate and the assignee should make their own enquires with the Local Rating Authority to confirm the figures quoted are correct.

E. P.C.

A full copy of the energy performance certificate is available from the agents.

Legal Costs

Each party will be responsible for their own legal costs incurred in this transaction.

VAT

Prices, outgoings and rentals are exclusive of, but may be liable to, VAT.

Viewing

All arrangements to view the premises are strictly by prior arrangement with Dafydd Hardy.

Subject to Contract

Energy Performance Certificate		HM Government
Non-Domestic Building		
Dinorban Cottage Mona Street AMLWCH LL58 9AN	Certificate Reference Number: 0240-7052-0331-0280-8084	

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

