



## TO LET

Suites ranging from  
£2,000 -£18,000 per annum  
(Exclusive)

### The Shire Hall, Llangefni, Anglesey, LL77 7TW

- A range of commercial suites
- Suitable for a range of occupiers
- Prime town centre location
- Prominent and historic building

### SITUATION

The Shire Hall is prominently located in the heart of the Isle of Anglesey, in Llangefni just off the main A5 and A55 Expressway. Llangefni is the administrative centre of the Island and has a range of local amenities including supermarkets, shopping, sporting amenities and various hospitality venues

The building in the main is of brick elevations and under a pitched slate roof, the building offers flexible and versatile accommodation at lower ground, ground, first and second floor levels.

The property has formerly housed the local and town council along with the magistrates courts and police station. The premises would now be ideally suited for a range of commercial users including but not limited to; office space, gallery/studio, training and development, conferencing and more.



### LECTURE THEATRE

GIA 110.88 m sq (1,137 sq ft)  
9.9 m sq X 11.2 m sq

The lecture theatre provides a fully fitted conferencing/lecture hall with seating circa. 80 and full presentation equipment to the front.

The suite is available to let on internal repairing and insuring terms for a length of lease by negotiation at a rent of £18,000 per annum (exclusive).

Alternatively, consideration will be given to a daily rental at a rate of £125 per day (exclusive).



### THE COURTS

Accommodation: GIA 113.3 m sq (1,216 sq ft)  
Interview Room 17.3 m sq 186.2 sq ft  
Interview Room 25.9 m sq 278.8 sq ft  
Meeting Room 111.1 m sq 1195.9 sq ft  
Meeting Room 26.8 m sq 288.5 sq ft  
Main Courtroom 82.2 m sq 884.8 sq ft

W.C.

Formerly in operation as the Magistrates courts the space would lend itself to a range of commercial uses and offers 2 meeting rooms, 2 interview rooms and a large open courtroom.

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### PLANNING

Interested parties are advised to make their own enquiries

### RATEABLE VALUE

Interested parties should make their own enquiries to the local authority.

### SERVICES

(Not tested at the time of our inspection)

Prospective purchasers are to rely on their own enquiries

### LOCAL AUTHORITY

Council Offices, Llangefni, Anglesey, LL77 7TW

Tel: 01248 750 057

### VIEWING

Strictly by prior arrangement with the Sole Agent. For more information or to arrange a viewing, please contact :

**James Evans** 07792 222 028

E: james.evans@hallsgb.com

**Huw Bevan** 07795 486 267

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