



DAFYDD HARDY

PRYNU · GWERTHU · GOSOD BUY · SELL · LET

COMMERCIAL
MASNACHOL

LLANFAIRPWLLGWYNGYLL

Estate House, Ffordd Caergybi, Llanfairpwll, Anglesey LL61 5TX

For Sale £115,000



LOCATION

Llanfairpwll is a bustling village close to the Britannia Bridge, connecting the Isle of Anglesey to Bangor and the University. Llanfairpwll is a popular tourist village alongside the Menai Strait boasting a primary school, health clinic and dental surgery, post office, 2 pub/restaurants, 2 supermarkets and several local shops and businesses. The close proximity of the A55 allows easy access the whole of the island, the Snowdonia National Park and the eastbound resorts along the North Wales coast.

DESCRIPTION

Estate House is a two storey detached retail unit situated directly on Holyhead Road, the main road passing through Llanfairpwll. The building comprises of a main retail area with, a large window frontage, store and WC, kitchen, store room and an additional separate WC. The property has potential for a variety of commercial uses including retail, therapy or office space.



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ACCOMMODATION

The premises provide the following approximate areas/dimensions:-

ACCOMMODATION	METRIC	IMPERIAL
Retail	25.65 m ²	276.07 ft ²
Kitchen	10.09 m ²	108.64 ft ²
Store Room	13.39 m ²	144.17 ft ²
Overall	49.10 m ²	528.88 ft ²

SALE

Price £130,000.

RATES

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

Rateable Value	£3,450.00
Rates Payable 2017/2018	0

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.

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

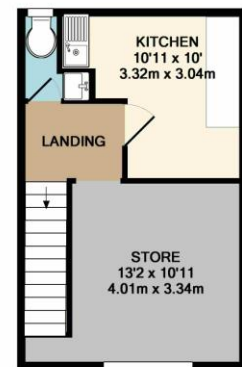
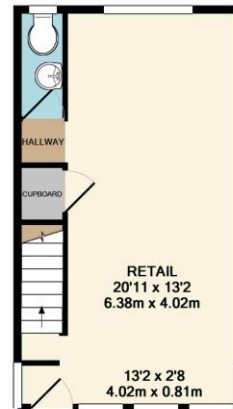
All arrangements to view the premises are strictly by prior arrangement with Dafydd Hardy.

Contact: Sarah Morton

Tel: 01286 676760

Email: commercial@dafyddhardy.co.uk

SUBJECT TO CONTRACT



GROUND FLOOR
APPROX. FLOOR
AREA 311 SQ.FT.
(28.9 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 275 SQ.FT.
(25.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 587 SQ.FT. (54.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Performance Certificate Non-Domestic Building



Estate House
Ffordd Caergybi
LLANFABRPWLLGWYNGYLL
LL61 5TX

Certificate Reference Number:
0390-0331-6200-0892-9006

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.

Energy Performance Asset Rating

More energy efficient



Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

77 This is how energy efficient the building is.

Technical information

Main heating fuel: Grid Supplied Electricity
Building environment: Heating and Natural Ventilation
Total useful floor area (m²): 52
Building complexity (NOS level): 3

Benchmarks

Buildings similar to this one could have ratings as follows:
37 If newly built
54 If typical of the existing stock

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Cymerwyd pob gofal wrth baratoi'r manylion hyn, ond eu diben yw rhoi arweiniad cyffredinol yn unig, ac ni ellir gwarantu eu bod yn fanwl gywir. Cofiwch dŷn os bydd unrhyw bwynt sy'n neilltuo o bwysig, neu dylid ceisio gwiriad proffesiynol. Brasman yw'r holl ddimensiynau. Nid yw cyfeiriad at ddarnau gosod a gosodiadau a/neu gyfarpar yn golygu eu bod mewn cyflwr gweithredol effeithlon. Darperir ffotograffau er gwybodaeth gyffredinol, ac ni ellir casglu bod unrhyw eitem a ddangosir yn gynwysedig yn y pris gwerthu. Nid yw'r manylion hyn yn ffurfio contract na rhan o contract.

Every care has been taken with the preparation of these particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of any fixtures fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.