

# **TO LET**

**RETAIL UNIT** 

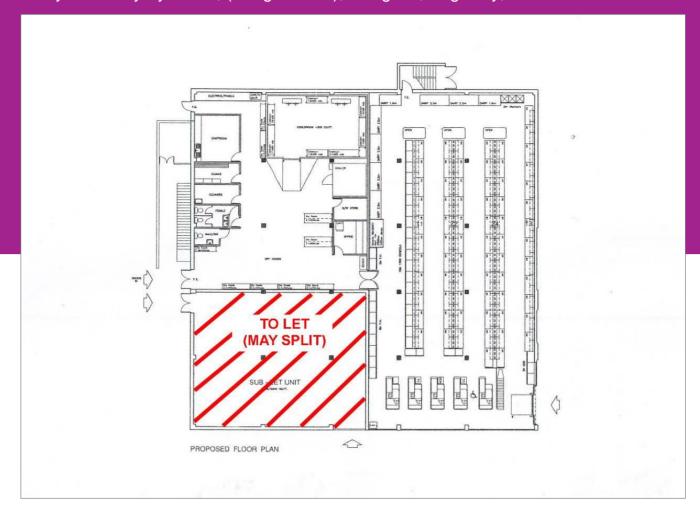
## Ground Floor 1,777 sq.ft.

Lon y Felin/Stryd-y-Bonts (Bridge Street) Llangefni, Anglesey, LL77 7PN

- The premises are situated on Lon y
  Felin, adjacent to the Iceland foodstore
  fronting the car park and close to the
  Administrative Headquarters for the
  Isle of Anglesey.
- Nearby is an Asda superstore and Diskos.
- National multiples within the town include Boots, Savers, Co-op, Tenovus, William Hill and numerous Banks.



### Lon y Felin/Stryd-y-Bonts, (Bridge Street), Llangefni, Anglesey, LL77 7PN



#### **Areas**

Ground Floor 1,777 sq.ft. (165 sq.m.)

#### **Tenure**

The premises are available by way of a new sublease on terms to be agreed. Iceland's lease terminates in November 2023.

#### Rent

Offers in the region of £17,500 per annum exclusive of Rates, VAT, Service Charge and all other outgoings.

#### **Rates**

Rateable Value £7,800

#### **EPC**

D99

#### **Legal Costs**

Each party to be responsible for their own legal costs.

Agents Note: Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser once a sale/let has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser/tenant once the terms have been agreed.



#### **Viewing**

Strictly through the agent:

Rob Markland

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