



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.



Areas

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

Tenure

The premises are available by way of a new sub-lease 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

t. 0151 242 3146

m. 07798 576 808

e. rob.markland@masonowen.com