



# DAFYDD HARDY

PRYNU • GWERTHU • GOSOD BUY • SELL • LET

COMMERCIAL  
MASNACHOL

## AMLWCH

20 Salem Street, Amlwch, Anglesey LL68 9BP

£25,000



- A Well Positioned End Terrace Lock Up Retail Unit
- Located Close To The Town Centre
- Mixed Residential/Commercial Area

- Potential For Residential Conversion By Reinstatement Of First Floor (Subject To Relevant Planning Consents)
- Ground Floor Area Of Some 459 sq ft
- Staff & Customer Wc Facilities

**Viewing / Enquiry**  
**01286 676760 / 01248 723322**





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### ACCOMMODATION

The premises provide the following approximate areas/dimensions:-

ACCOMMODATION	METRIC	IMPERIAL
Retail Area	41.9 m <sup>2</sup>	450.59 ft <sup>2</sup>
Overall	41.9 m <sup>2</sup>	450.59 ft <sup>2</sup>

### TENURE

Freehold with vacant possession upon completion.

### PRICE

£25,000

### RATES

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

Rateable Value	£5,200
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*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.

### Agents Note

The only information we hold is that within these sales particulars. Interested parties must ensure that they receive satisfactory responses from legal representatives to all appropriate enquiries before proceeding.

### MONEY LAUNDERING REGULATIONS

We are obliged to verify the identity of any proposed purchasers/tenants once a sale/let has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering. This is a legal requirement.

### EPC

EPC Rating D. A full copy of the report is available from the selling agents or:

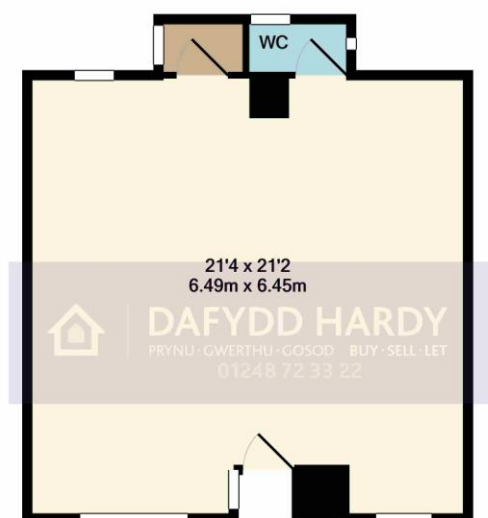
<https://www.ndepcregister.com/>

**Contact:** Sarah Morton

**Tel:** 01286 676760 / 07879 554 684

**Email:** [commercial@dafyddhardy.co.uk](mailto:commercial@dafyddhardy.co.uk)

### SUBJECT TO CONTRACT



TOTAL APPROX. FLOOR AREA 459 SQ.FT. (42.7 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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