



# DAFYDD HARDY

PRYNU • GWERTHU • GOSOD BUY • SELL • LET

COMMERCIAL  
MASNACHOL

## HOLYHEAD

30 Stanley Street, Holyhead, Anglesey LL65 1HL

£95,000



- Four Storey Mixed Use Premises
- Self Contained 3 Bedroom Apartment
- Ground Floor Retail of 686 ft sq
- Excellent Investment Potential
- Basement Storage/Staff Room
- Close To City Centre

**Viewing / Enquiry**  
**01286 676760**





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### ACCOMMODATION

The premises provide the following approximate areas/dimensions:-

ACCOMMODATION	METRIC	IMPERIAL
Retail Area	63.80 m <sup>2</sup>	686.77 ft <sup>2</sup>
Stock/Staff Room	27.00 m <sup>2</sup>	290.72 ft <sup>2</sup>
Reception Room	17.34 m <sup>2</sup>	186.71 ft <sup>2</sup>
Kitchen	6.20 m <sup>2</sup>	66.75 ft <sup>2</sup>
Bedroom	11.76 m <sup>2</sup>	126.58 ft <sup>2</sup>
Bedroom	6.08 m <sup>2</sup>	65.45 ft <sup>2</sup>
Bedroom	4.37 m <sup>2</sup>	47.08 ft <sup>2</sup>
Overall	136.6 m <sup>2</sup>	1470.07 ft <sup>2</sup>

### TENURE

Freehold with vacant possession upon completion.

### PRICE

£95,000

### RATES

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

Rateable Value	£3,550.00
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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.

### 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 F. 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**

12 Y Maes, Caernarfon, Gwynedd LL55 2NF | [commercial@dafyddhardy.co.uk](mailto:commercial@dafyddhardy.co.uk) | 01286 676760

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