



DAFYDD HARDY

PRYNU • GWERTHU • GOSOD BUY • SELL • LET

COMMERCIAL
MASNACHOL

HOLYHEAD

19 Stanley Street, Holyhead, Anglesey LL65 1HG

RENT: £6,600 Per Annum



- Self contained retail/office unit located close to Holyhead Town centre
- Attractive & well maintained unit with retail area (210 sq ft), staff kitchen & Wc facilities & rear yard
- Prime frontage onto Stanley Street
- Basement storage & gas central heating
- Suit a variety of commercial uses (subject to landlord & planning consents)
- Gas central heating, security alarm & video surveillance system

Viewing / Enquiry
01286 676760 / 01248 723322





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ACCOMMODATION

The premises provide the following approximate dimensions:-

ACCOMMODATION		
Retail	19.50 m ²	210 ft ²
Kitchen	17.22 m ²	185 ft ²

TENURE

Leasehold.

RATES

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

Rateable Value	£2,100
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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, outgoing 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

Band B. A full copy of the report is available from the selling agents or:

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

Contact: Commercial Department

Tel: 01286 676760 / 01248 723322

Email: commercial@dafyddhardy.co.uk

SUBJECT TO CONTRACT



TOTAL FLOOR AREA : 356 sq.ft. (33.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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157 High Street, Bangor, Gwynedd LL57 1NU | commercial@dafyddhardy.co.uk | 01286 676760

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