



# DAFYDD HARDY

PRYNU · GWERTHU · GOSOD BUY · SELL · LET

## COMMERCIAL MASNACHOL

## HOLYHEAD

12 Market Street, Holyhead, Anglesey, LL65 1UL

£69,000



### LOCATION

Holyhead is a renowned ferry port on Holy Island off the Isle of Anglesey and one of the busiest ferry ports in the UK with daily sailings to and from Ireland. As you would expect of a town of this nature, there is no shortage of town amenities as well as a number of large supermarkets, schools, leisure facilities, hotels and restaurants. The mainline railway station offers links to the entire UK rail network whilst the main A55 expressway provides rapid commuting across the entire island. The town has its own significant marina that is ideal for sailing enthusiasts and recreational facilities range from RSPB sites, golf, walking, rock climbing, motorsports and numerous sites of historical interest. Much of the coastline is superbly dramatic, ranging from plunging cliffs with lighthouses to wide sandy beaches with over 120 of coastal pathways open to the public.

### DESCRIPTION

12 Market Street is a two storey building located in the centre of the port town of Holyhead. The ground floor comprises of the retail area and rear store, to the first floor there is an office space and further storage. The property will be sold with vacant possession.





**PRICE**

£69,000

**RATES**

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

Rateable Value	£??
Rates Payable 2009/2010	£??

*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.

**VIEWING**

All arrangements to view the premises are strictly by prior arrangement with Dafydd Hardy.

**Contact:** Sarah Morton

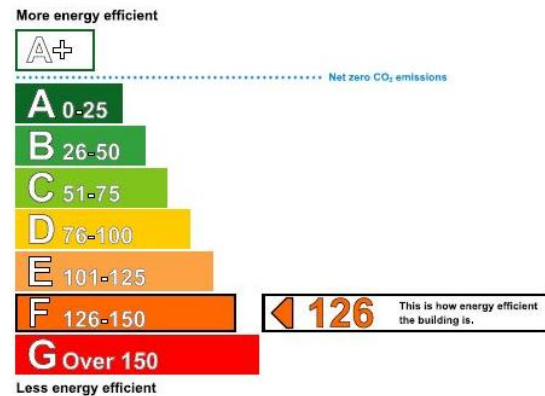
**Tel:** 01407 766828

**Email:** commercial@dafyddhardy.co.uk

**SUBJECT TO CONTRACT**



**Energy Performance Asset Rating**



**12 Y Maes, Caernarfon, Gwynedd LL55 2NF | commercial@dafyddhardy.co.uk | 01286 676760**

Cymerwyd pob gofal wrth baratoi'r manylion hyn, ond eu diben yw rhoi arweiniad cyffredinol yn unig, ac ni ellir gwarantu eu bod yn fanwl gywir. Cofiwch dŷn os bydd unrhyw bwynt sy'n neilltuo o bwysig, neu dylid ceisio gwiriad proffesiynol. Brasamcan yw'r holl ddimensiynau. Nid yw cyfeiriad at ddarnau gosod a gosodiadau a/neu gyfarpar yn golygu eu bod mewn cyflwr gweithredol effeithlon. Darperir ffotograffau er gwybodaeth gyffredinol, ac ni ellir casglu bod unrhyw eitem a ddangosir yn gynwysedig yn y pris gwerthu. Nid yw'r manylion hyn yn ffurfio contract na rhan o contract.

Every care has been taken with the preparation of these particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of any fixtures fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.