



DAFYDD HARDY

PRYNU · GWERTHU · GOSOD BUY · SELL · LET

COMMERCIAL
MASNACHOL

HOLYHEAD

12 Market Street, Holyhead, Anglesey, LL65 1UL

AUCTION GUIDE PRICE £37,000 + Fees



FOR SALE BY CONDITIONAL AUCTION IN PARTNERSHIP WITH SDL AUCTIONS

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.



dafyddhardy.co.uk





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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

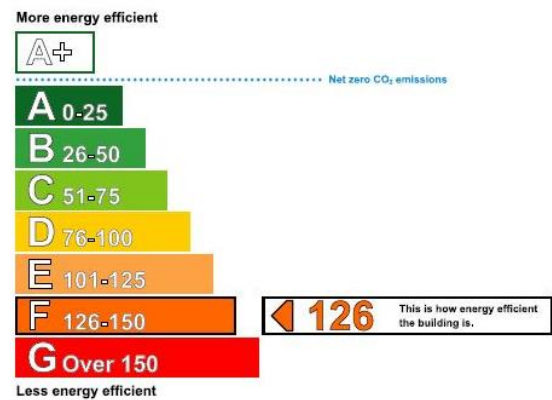
Tel: 01407 766828

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

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