

**24 CHURCH STREET
LLANGEFNI, LL77 7DU**



TO LET

- Former Bank to let
- Excellent retailing location
- Large retail area
- Six car parking spaces at the rear

Chester

BA Commercial, 2 Friarsgate,
Grosvenor St, Chester, CH1 1XG

T 01244 351212

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W www.bacommercial.com

BA Commercial
Chartered Surveyors

24 CHURCH STREET

LLANGEFNI, LL77 7DU

LOCATION

Llangefni is a busy town in the centre of Anglesey with good communications being only a short distance of the A55. There are a number of multiple retailers close by including Savers, Boots, HSBC and Rowlands Chemist.

The property can be more readily identified from the attached plan.

DESCRIPTION

The property comprises a two storey building of brick construction under a pitched slate roof. Internally the shop provides for a ground floor sales area (former banking hall) with rear store. The first floor provides for offices, kitchen, staff room, male & female w/c accommodation.

ACCOMMODATION/AREAS

	SQ M	SQ FT
GF Sales	109.52	1179
GF store	45.47	489
First floor	112.37	1210

There are six car parking spaces at the rear.

RENTAL

£21, 500 pa

RENT DEPOSIT

A rent deposit may be requested depending on credit check.

LEASE

The property is available on new sub-lease till 1 March 2025, outside the security tenure provisions of the Landlord & Tenant Act 1954. Further details on application.

RATES

The VOA website confirms the property has a Rateable Value of £16,750.

Interested parties are advised to contact the Local Rating Authority, Anglesey County Council, Business Rates Department.

SERVICES

All main services are understood to be available or connected to the property subject to statutory regulations.

VAT

All prices quoted are exclusive of but may be liable to Value Added Tax.

EPC

The Energy Performance Asset Rating for this property is C-69.

A full copy of the Energy Performance Certificate is available upon request from the agents.

LEGAL COSTS

Each party is responsible for payment of their own legal costs incurred in documenting this transaction.

AGENTS NOTE

Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/let has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser/tenant once the terms have been agreed.

CODE FOR LEASING BUSINESS PREMISES

The attention of Landlords and prospective Tenants is drawn to the "RICS Code for Leasing Business Premises" which came into effect 1st September 2020. The full RICS Professional Statement is available for viewing on our [website](#)

PLANS/PHOTOGRAPHS

Any plans or photographs forming part of these particulars were correct at the time of preparation and it is expressly stated that these are for reference, rather than fact.

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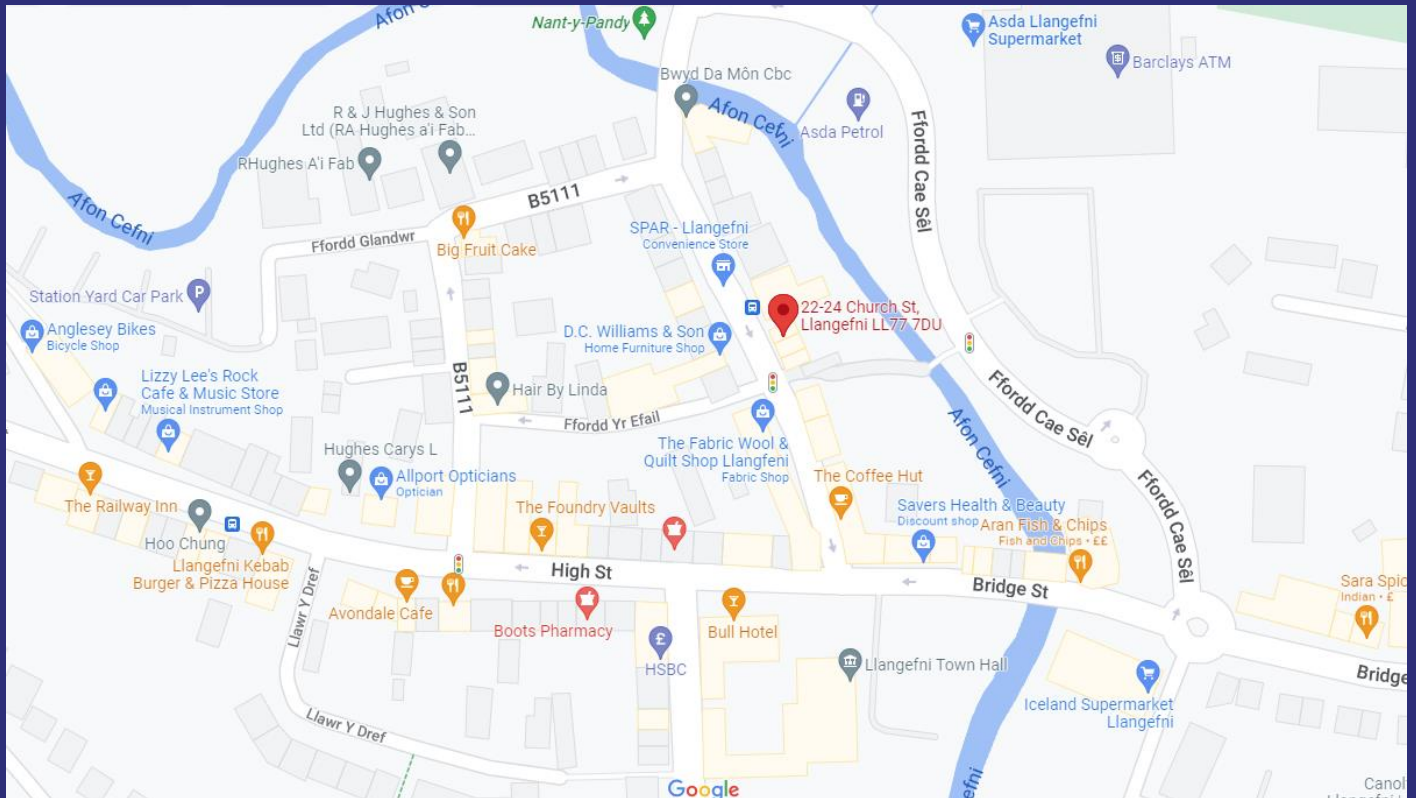
VIEWING

Strictly by appointment through the sole agents BA Commercial, Chester 01244 351212.

SUBJECT TO CONTRACT

Dan.wild@bacommercial.com 07701 049826

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IMPORTANT NOTICE

BA Commercial conditions under which particulars are issued:

Messrs BA Commercial for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are give notice that:

- i. the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract.
- ii. all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact, but satisfy themselves by inspection or otherwise as to the correctness of each of them.
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