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property consultants

17 Mona Street | Almwch | Anglesey | Wales
INVESTMENT/DEVELOPMENT OPPORTUNITY

17 Mona Street | Almwch | Anglesey | LL68 9AN | FREEHOLD SHOP & UPPER

- ground floor let to *nat west bank plc*
- vacant upper parts
- large rear car park
- planning permission for 10 flats
- current income: £6,900 per annum
- offers in excess of £250,000 freehold

DESCRIPTION

Prominent period corner premises, arranged over the ground, first & second floors, with a large car park. The ground floor is let to National Westminster bank at a passing rent of £6,900 per annum. We understand that planning permission has been granted to convert the uppers into 3 x 1 beds & 1 x 2 beds flats. Also, the rear of the car park has planning for a new 3 storey detached building to incorporate 6 x 2 bed flats.

Further information can be provided upon application.

LOCATION

Situated on Mona St (B5111), between Trehinon & Bull Bay Rd (A5025) in Almwch on Anglesey in North Wales. The A55 & A5 are both in close proximity, providing easy vehicular access to Snowdonia National Park (25 miles away), Chester, Liverpool & Wrexham (all approx. 90 miles away). The M6 & M54 motorways are both approx. 130 miles away. Valley railway station is approx. 13 miles away, providing services into Birmingham, Cardiff & Manchester. There are also buses serving the area located on Parys Rd, a few minutes walk away near the library.

ACCOMMODATION

	m ²	ft ²	
Ground floor	161.83	1,742	
First floor	132.01	1,421	
Second floor	58.90	634	
Total	352.74	3,797	N.I.A.

TENURE

Freehold, with the benefit of a 20 year lease from December 2006 to National Westminster Bank Plc, with 5 yearly rent reviews and no break clause. We have been advised that the upper parts are currently vacant.

FURTHER INFORMATION

Contact sole selling agents: -

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