



SITUATION

Located close to the junction with New Road serving the surrounding residential area and within close proximity to the main High Street which hosts such multiples as **William Hill, Boots Pharmacy, Spar, HSBC, Iceland, Rowlands Pharmacy** and a variety of local traders. Llangefni lies approx. 5 miles east of Anglesey and benefits from good road links via the A55.

The Isle of Anglesey is a popular tourist destination with its coastal sands and near Snowdonia National Park.

PROPERTY

A semi-detached building comprising a **Ground Floor Restaurant** with **3 Self-Contained Flats** on first and second floor levels in need of modernisation. Flats 1 and 2 benefit from separate front access and Flat 3 has separate rear access.

VAT is NOT applicable to this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Restaurant and First Floor Flat	Ground Floor Restaurant (44 covers) Gross Frontage 28'5" Internal Width 24'5" (max) Restaurant Depth 39'2" Built Depth 84'1" 2 WCs First Floor Flat (Flat 2) 3 Rooms, Kitchen, Bathroom/WC (GIA Approx. 610 sq ft)	Mr M.A. Ali (Indian Restaurant and Takeaway)	5 years from 1st January 2019	£12,000	FRI
Flat 1 (First & Second Floor Flat)	3 Rooms, Kitchen, Bathroom/WC (GIA Approx. 775 sq ft)			VACANT	
Flat 3 (Rear First Floor Flat)	4 Rooms, Kitchen, Bathroom/WC (GIA Approx. 730 sq ft)			VACANT	

**Total: £12,000 plus
2 Vacant Flats**

£12,000 p.a. Plus 2 Vacant Flats

The Surveyors dealing with this property are **Jonathan Ross** and **Joshua Platt**

For legal documents, please refer to page 8 of this catalogue
The successful Buyer will be liable to pay the Auctioneers an administration fee of £850 (including VAT) upon exchange of contracts
*Refer to points 9 and 10 in the 'Notice to all Bidders' page

Vendor's Solicitors

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