

FREEHOLD FOR SALE GUIDE PRICE £200,000 PLUS VAT

MARKET VAULTS

Bulkeley Square, Llangefni, LL77 7LR



Key Highlights

- Freehold public house with vacant possession
- Ground floor trading area over split levels
- Former living accommodation to the upper floors
- Town centre location

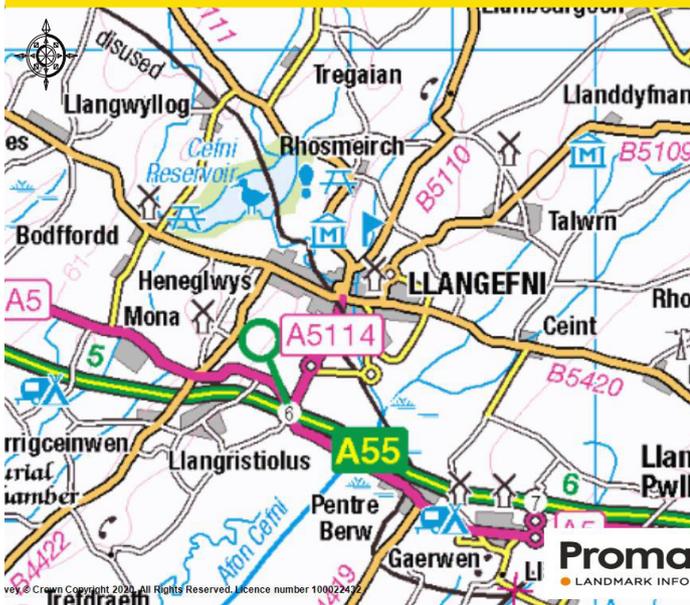


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Location

The property is located in the county town of Llangefni in Anglesey, Wales. The town is near the centre of Anglesey, on the River Cefni, 10 miles west of Bangor.

The Market Vaults is situated in the town centre opposite the Town Hall. The locality is commercial in nature with national and local retailers.

Property Description

The property comprises a three storey Grade II Listed mid-terraced public house. The elevations are of brick construction, partially rendered, set beneath a pitched slate covered roof. To the rear the property has been extended into former stable blocks.

Externally there is an enclosed beer terrace to the rear.

Accommodation

Internally the trading area is situated at ground floor level to a central bar servery. Public bar, lounge and games room over split levels. Customer WC's, former catering kitchen and beer cellar are also at ground floor level.

The first and second floors provide former living and letting accommodation. The first floor provides two bedrooms, lounge, office, kitchen and bathroom with separate WC. To the second floor are five former letting rooms.

The site extends to 0.12 acres.

Tenure

The property is held freehold.

Contact

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Guide Price

Unconditional offers are invited in the order of £200,000 for the benefit of our clients freehold interest with vacant possession. VAT will be applicable.

Rating

The subject property is listed in the 2017 Rating List with a Rateable Value of £29,500.

Planning

The property is Grade II Listed and is within Llangefni Conservation Area.

Licence

The property is held on a Premises Licence.

Fixtures and Fittings

The fixtures and fittings may be available by way of a separate negotiation.

The Business

The business is closed to trade.

Energy Performance Certificate

A C-73 Rating has been calculated.

Viewing

All viewings must be arranged strictly by appointment with the sole selling agents Savills.

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