

# To Let

17 Mona Street, Amlwch, Anglesey LL68 9AR

For further information  
please contact:

**Joel Lawson**  
T: 0151 471 6735  
[joel.lawson@avisonyoung.com](mailto:joel.lawson@avisonyoung.com)

**Jennifer Mallon**  
T: 0151 471 6714  
[jennifer.mallon@avisonyoung.com](mailto:jennifer.mallon@avisonyoung.com)

Subject to Contract



## Description

The subject property is located on Mona Street (B5111) and comprises ground floor retail premises located within an attractive three storey property, benefiting from parking to the rear for approx. 7 vehicles.

## Accommodation

The premises are arranged over ground and first floor providing the following approximate internal floor areas:

Floor Areas	Sq m	Sq ft
Ground Floor	157.67	1,697
<b>Total</b>	<b>157.67</b>	<b>1,697</b>

## Tenure

The premises are held by way of an existing lease expiring 11/12/27.

## Rent

£6,900 per annum

## Rates

Rateable Value: £7,200 (2017 List)

UBR 2017/18: 47.9p

Interested parties should make their own enquiries with the Local Authority.

## Planning

The premises benefit from planning consent for A2 use (Financial & Professional Services).

## Legal Costs

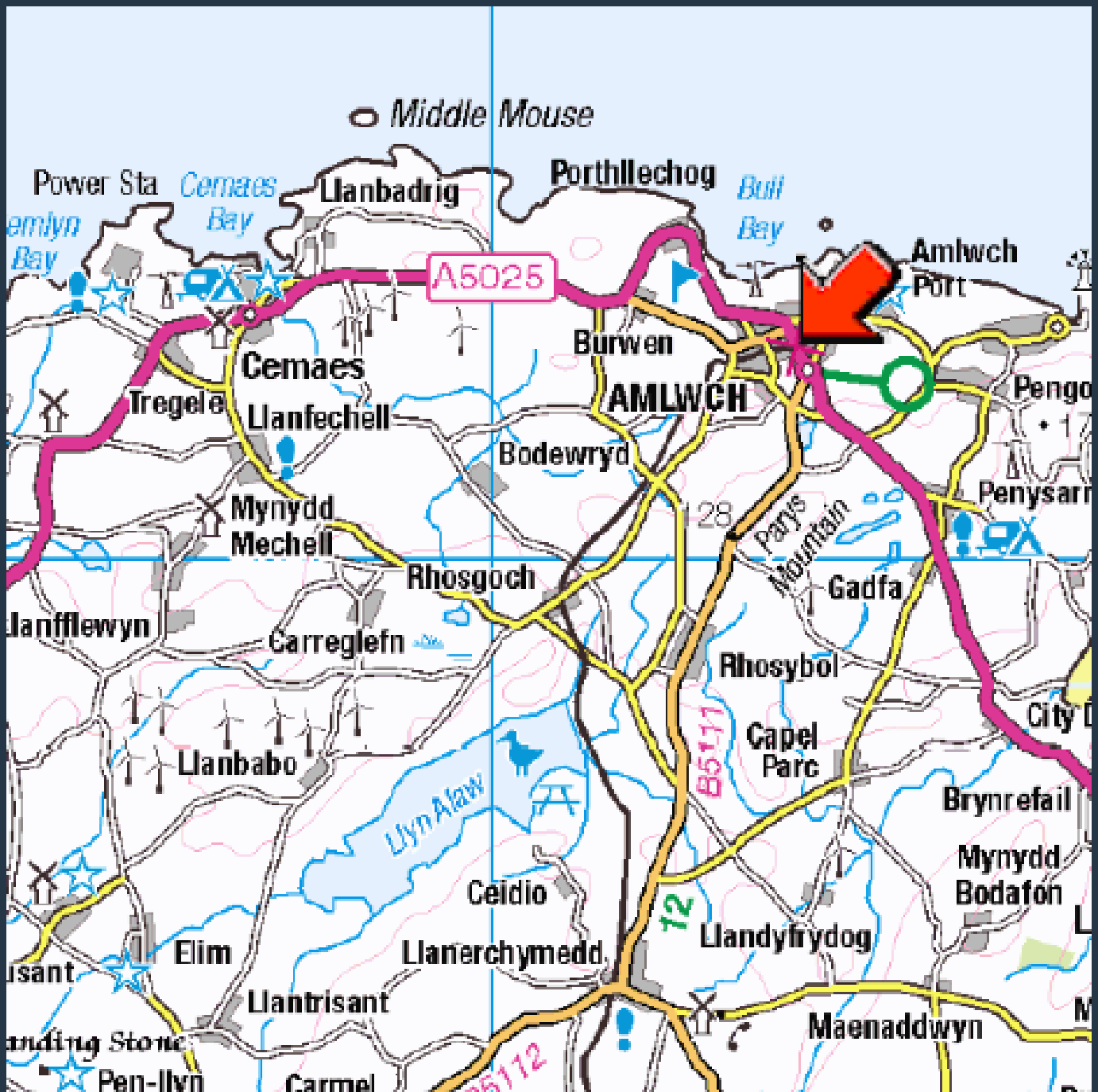
Each party to bear their own legal and professional costs incurred in any transaction.

## EPC

An Energy Performance Certificate is available upon request.

## VAT

VAT, if applicable will be charged at the standard rate.



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