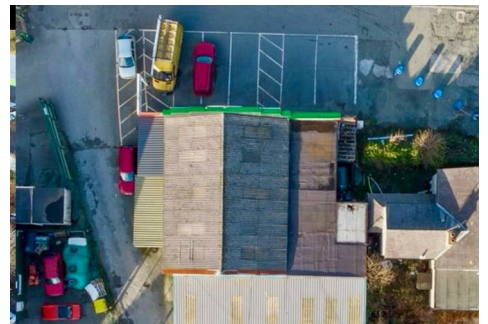




RE/MAX

PROPERTY HUB



Star Showroom Holyhead Road, Gaerwen, LL60 6AN

Asking price £325,000

SELLING DUE TO EXPANSION BUSINESS GROWTH - SOLD WITH NO ONWARD CHAIN

We are proud to be marketing the property noted at the former Ffenestri Cymru Windows Commercial Unit with amazing direct road frontage, easy access to the A55 and excellent links to ALL the local amenities. The premises occupies over 3,380 Sq Ft of Net Area Internally and covers over 1 Acre of Land Approx. The Property has been recently reconfigured internally to a high standard from new flooring, re wiring, new heating system and windows etc, this is a **READY TO MOVE IN** and has **VAST Potential**.

Full description

Location - Star (GAERWEN)

Llanfair PG, 3 miles, Bangor, 7 miles; Beaumaris, 10 miles. This lovely, large village rests right in the heart of the Isle of Anglesey in North Wales. In terms of amenities, Gaerwen offers four friendly village pubs as well as a Chinese takeaway and a petrol station with a general store. Popular tourist spots surround this village, with wonderful beaches dotted along the coast, as well as some astounding inland scenery to be admired. Llanfair PG, abbreviated from one of the longest place names in the world, is just three miles away with a small selection of charming amenities and an old railway station worth a look. Both Beaumaris and Bangor which is over the bridge into mainland Wales, are within 10 miles and promise memorable days out with their vast array of amenities, splendid architecture and much to do catering to all tastes. The Snowdonia National Park is also reachable from here and is a paradise for lovers of the outdoors.

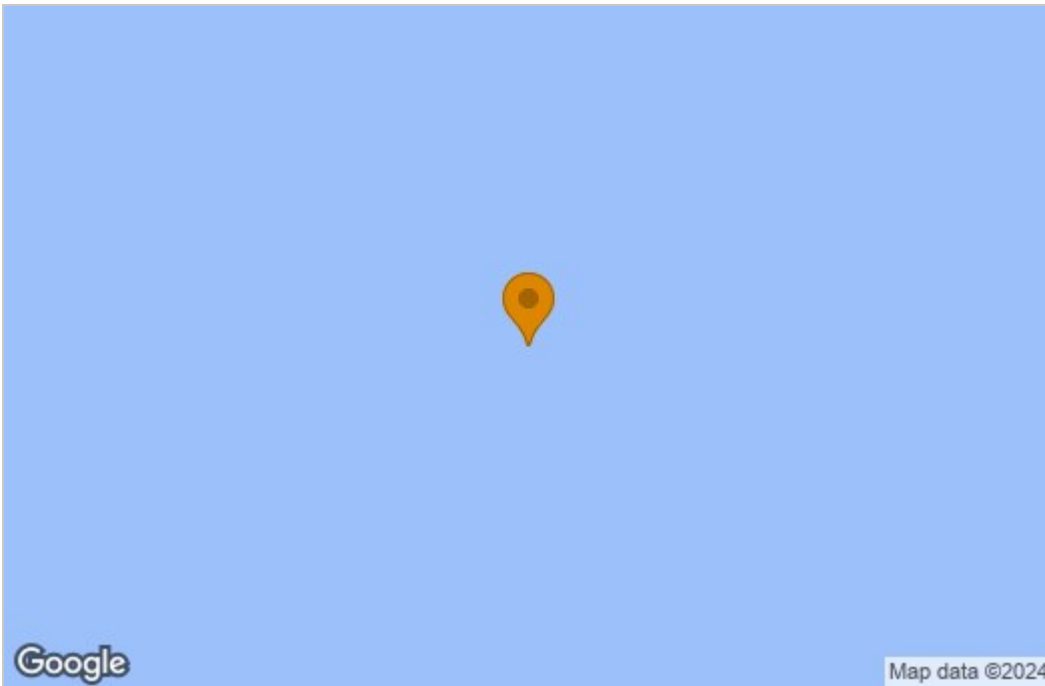
PROPERTY CONFIGURATION - Internal Sq Ft:3,380 Sq Ft. Parking:Vast Amount of Parking means. Site Area: Approx 1 Acre.

EPC - Copies of the EPC certificates are available upon request.

Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.