



8 Castle Street

, Beaumaris, LL58 8AP

£380,000



A substantial three storey commercial premises with a self contained two bedroom flat over, enjoying a prime location on Castle Street, close to the tourist bus drop off, and a stone's throw away from Beaumaris' historic Castle. Located next to "Fat Face", this double fronted property has two display windows, and a spacious open plan layout extending to approximately 666 square feet, with a partitioned stock room/canteen of 206 sq feet.

The first and second floor provides for a self contained two bedroom flat with its own access off Castle Street, and currently let on an assured shorthold tenancy.

Available as an investment in this sought after position, currently achieving £23,000 pa.



Commercial Shop

Shop Unit 23'1" x 38'2" max (7.04 x 11.64 max)

Having two front display windows and a central level access to Castle Street. The shop is estimated to give 666square feet of retail sales area

Stockroom/canteen 16'9" x 13'7" (5.10 x 4.15)

Having a sink unit. Partitioned Staff WC with wash hand basin. Door to the rear courtyard.

Outside Store Room 15'8" x 7'8" (4.77 x 2.33)

With outside access off the rear courtyard and with power provided

Residential Flat

Occupying the first and second floor and with separate access off Castle Street,

Living Room 18'0" x 12'1" (5.48 x 3.69)

Having a brick surround fireplace, two radiators, tv and telephone connections. Fire escape door to rear.

Kitchen/Dining Room 14'7" x 10'9" both maximum (4.45 x 3.27 both maximum)

Base and wall units, with sink unit. Gas cooker point and space for a washing machine. Gas central heating boiler. Dining area with radiator.

Attic Floor

With a spacious landing area.

Bedroom 1 19'7" x 8'8" (5.97 x 2.63)

With radiator

Bedroom 2 10'6" x 8'0" (3.19 x 2.45)

With radiator

Bathroom

With a cream suite comprising of a panelled bath with electric shower over, WC. Wash hand basin, bidet, radiator. Store cupboard.

Outside

Rear Courtyard area with access from the Stockroom, and access to a pathway giving access to Rating Row.

Services

All mains services. No gas to the shop.
Gas central heating to the flat

Rates

The shop has a Rateable Value of £9400.

Letting

The shop unit is presently let to St David's hospice at a rent of £17,000 pa and is due to expire in 31st March 2023.

The residential flat is is let on an assured short hold tenancy, but will become vacant on the 23rd April, 2023

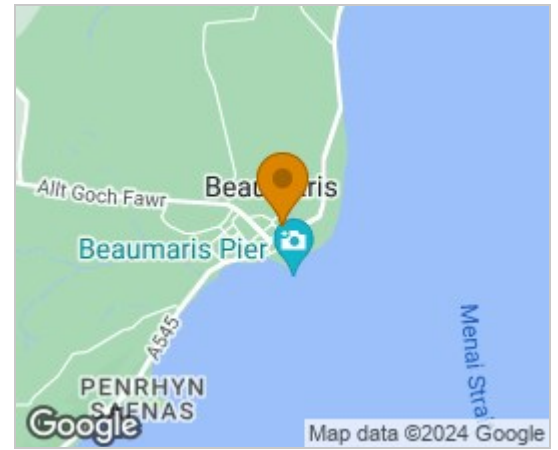
Listed Building

The property is a Grade 2 Listed Building

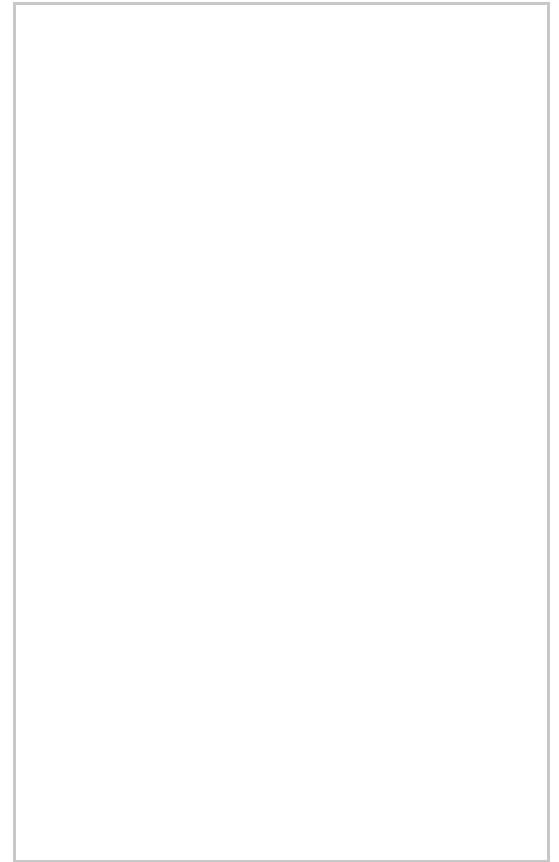
Energy Performance Certificates

Listed Building exemption.

Area Map



Floor Plans



Energy Efficiency Graph

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Tudor Rose, 32 Castle Street, Beaumaris, Sir Ynys Mon, LL58 8AP

Tel: 01248 810847 Email: enquiries@joan-hopkin.co.uk <https://www.joan-hopkin.co.uk>