



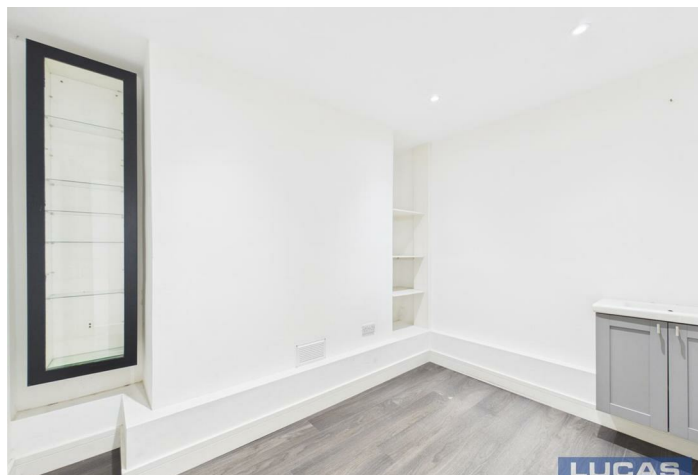
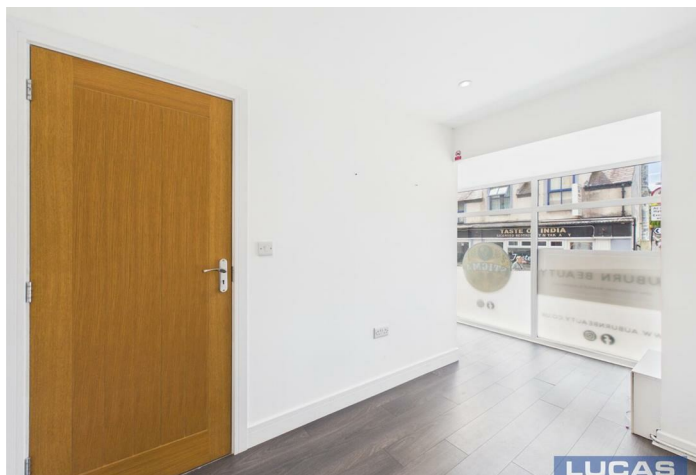
£199,950 Freehold

LUCAS & Co
Estate Agents

30 High Street

Menai Bridge, LL59 5EF

- Ground floor commercial space
- Rear garden with outbuilding
- Terraced house style
- Ideal for business and living
- Perfect for investors
- First floor 1-bedroom flat
- Located on High Street
- 1 reception room available
- Close to local amenities
- Viewing highly recommended





Situated in the heart of Menai Bridge, this mid terraced property presents a unique opportunity for both residential and commercial use. Located on the bustling High Street, the property boasts a prime position that is ideal for those seeking a vibrant community atmosphere.

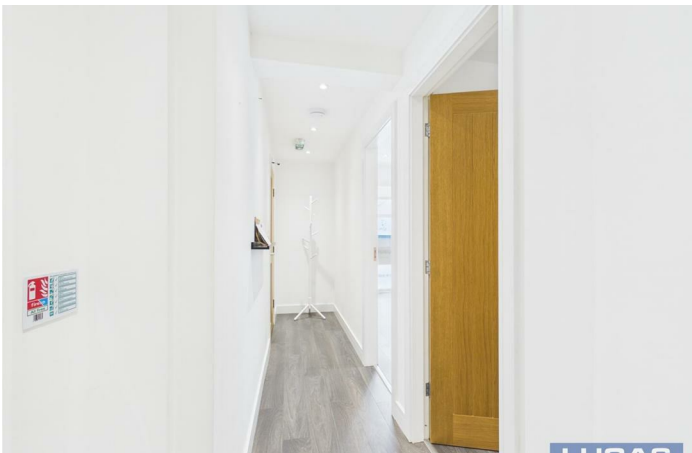
The ground floor features a commercial space, perfect for a small business or retail venture, allowing you to benefit from the foot traffic of the high street. This versatile area can be tailored to suit your needs, whether you envision a quaint café, a boutique shop, or an office space.

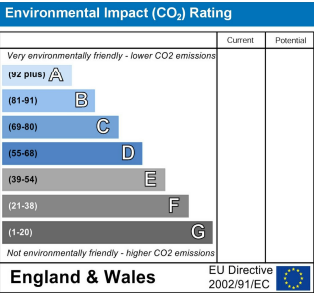
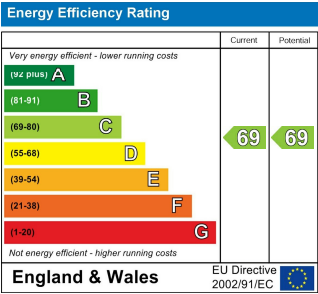


Above the commercial premises, you will find a spacious one-bedroom flat, providing a comfortable open plan living space with contemporary kitchen.

Additionally, the property includes a rear garden, a rare find in such a central location. Also featuring an outbuilding that can serve various purposes, such as a workshop or additional storage.

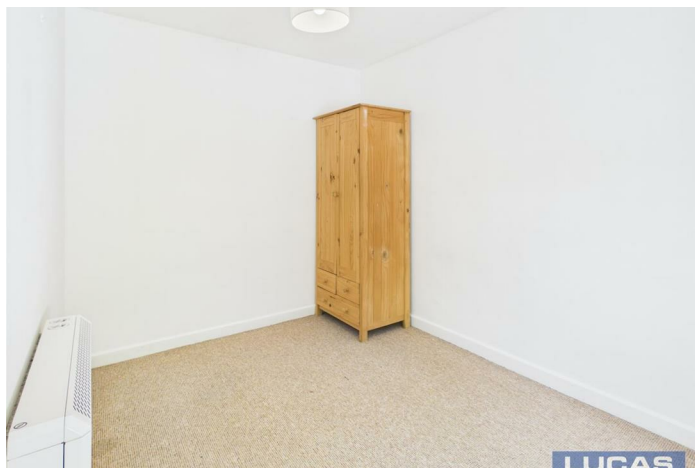
With its blend of commercial potential and residential comfort, this property on High Street is an excellent investment opportunity. Whether you are looking to run a business while enjoying the benefits of living above it or seeking a property with rental potential, this terraced house is sure to impress.





LUCAS

Local Authority **Isle of Anglesey**
Council Tax Band **A**
EPC Rating **C**



Ground Floor



Floor 1

Approximate total area⁽¹⁾
719 ft²
66.8 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Lucas & Co Estate Agents

22 High Street, Menai Bridge, Isle of Anglesey, LL59 5EE

Contact

01248 714567
menai@lucasestateagents.com

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.