

EGERTON ESTATES



Ty'n Rheol 2-4 Mona Street, Amlwch, LL68 9AN

By Auction £145,000

In conjunction with Town & Country Property Auctions
Guide Price £145,000 plus 5% Buyers Premium plus VAT
For sale by unconditional online auction on the 30th July 2026
Registration now open via Town & Country Property Auctions

A prominently positioned substantial three storey building, being located in the centre of the coastal town of Amlwch on Ynys Mon, comprising of two lock up shop units and a substantial area of former residential use. Planning Consent On The Building Has Previously Been Granted For Conversion Into 4 Studio Apartments And 2 One Bedroom Flats (Code 11C433B Refers Granted 24.02.2010). In addition there are two retail units at ground floor level, one of which is occupied as a Hairdressers under a 10 Year Lease at a rent of £3600 pa. The remainder of the ground floor has been Let as a restaurant under a 25 Year Lease at a rent of £5400 pa

A Former Dwelling

Not Presently habitable and in need of full refurbishment.

Front Living Area One 15'2" x 11'5" (4.63 x 3.50)

Having a wide front bay window, impressive polished slate fireplace surround with tiled inlay. Wide opening to:

Living Area Two 14'9" x 13'4" (4.50 x 4.08)

With former fireplace inglenook, Sky light.

Potential Bathroom 13'1" x 9'3" (4.00 x 2.84)

Rear Scullery 14'11" x 5'6" (4.57 x 1.68)

With door to the rear yard/passageway, stairs to the first floor.

Room Three 10'3" x 9'0" (3.13 x 2.76)

First Floor Landing

And extending over the adjoining charity shop. 'Dog-leg' staircase to the second floor.

Room Four (front) 15'0" x 10'11" (4.58 x 3.33)

Room Five (front) 10'3" x 10'3" (3.14 x 3.14)

Room Six (front) 15'2" x 10'11" (4.64 x 3.35)

Room Seven (rear) 14'9" x 13'0" (4.50 x 3.98)

With dual aspect windows and overlooking the church.

Room Eight (rear) 14'11" x 10'10" (4.55 x 3.32)

Former Bathroom 9'8" x 4'7" (2.96 x 1.42)

Attic Floor Landing

With eaves storage cupboards to either side.

Room Nine 15'4" x 11'2" (4.69 x 3.41)

Room Ten 15'3" x 10'9" (4.65 x 3.28)

Through access to:

Room Eleven 15'5" x 10'11" (4.71 x 3.33)

Shop Units

Both presently let.

Shop One

Under a new 25 year lease from 2026 as a restaurant at an annual rent of £5400 with 5 year reviews. The new tenants are currently re-fitting the shop

Extending to 36 sq metres with good frontage to Mona St and with staff toilet.

Shop Two

Currently let to a hairdressing business on a 10 year contract from 2026 @ £3600 PA. Extending to approximately 40 square meters with good frontage to the A5025 and staff toilet provided.

Outside

A wide rear passageway gives front access onto Dinorben Square as well as to a spacious open parking area which has access onto the A5025. This area could be made larger with the demolition of an existing outbuilding which is in a derelict condition.

Services

Mains water, drainage and electricity previously provided but not connected.

Gas available on the street.

Tenure

The whole property is understood to be freehold and this will be confirmed by the vendor's conveyancer.

Energy Performance Certificate

Band C 66

Council Tax Band

Former Dwelling band- awaiting and presently deleted

Shop One: Rateable value £4550

Shop Two: Rateable value £4800

Planning Considerations (PA 11C433B)

Planning consent was approved on the 21st May 2010 for the conversion of the dwelling into 4 studio apartments and 2 one bedroom flats. Work then commenced but it is not known if adequate work has been undertaken to make this planning consent ongoing. Purchaser's should make their own enquiries on all matters.

The vendor is of the opinion that a more suitable use for the former dwelling would be for a 3 bedroom house, and 3 apartments.

Buyers Premium

* Plus 5% Buyers Premium + VAT

Pre Auction Offers Are Considered

The seller of this property may consider a pre-auction offer prior to the auction date. All auction conditions will remain the same for pre-auction offers which include but are not limited to, the special auction conditions which can be viewed within the legal pack, the Buyer's Premium, and the deposit. To make a pre-auction offer we will require two forms of ID, proof of your ability to purchase the property and complete our auction registration processes online. To find out more information or to make a pre-auction offer please contact us

Special Conditions

Any additional costs will be listed in the Special Conditions within the legal pack and these costs will be payable on completion. The legal pack is available to download free of charge under the 'LEGAL DOCUMENTS'. Any stamp duty and/or government taxes are not included within the Special Conditions within the legal pack and all

potential buyers must make their own investigations.

Material Information

Material information will be provided within the legal pack- to download visit our website tcpa.co.uk

Auctioneer Notes

The vendor reserves the right to withdraw the property for sale before the auction end date. Cash buyers or pre-approved mortgages/finance only.

Key Feature 1

3 Storey Corner Premises

Key Feature 2

Potential Refurbishment Opportunity Including Previous Planning Consent For Residential Use

Key Feature 3

Includes Two Ground Floor Retail Units

Town & Country Property Auctions

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Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
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.