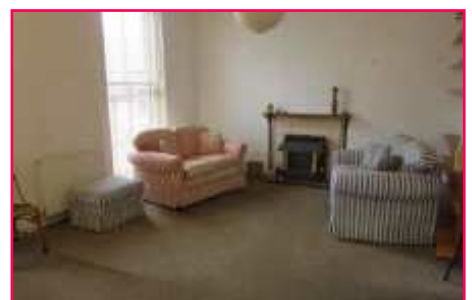


Tudor Rose • 32 Castle Street • Beaumaris • Anglesey • LL58 8AP
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11 Church Street, Beaumaris, LL58 8AB
£320,000

An rare opportunity to acquire a long established cafe premises, centrally located within the town, with potential to expand into spacious accommodation on the first floor. The former cafe provides one of the largest open plan commercial floor areas within the town and provides a modern open plan cafe layout for over 30 diners, with good corner frontage to both Margaret Street and Church Street. The first floor has been previously used as a residential flat, but had good potential to expand the business subject to regulations.



MISREPRESENTATION ACT 1967

These particulars are believed to be correct but their accuracy is in no way guaranteed and they do not form part of any contract. Neither the vendor nor his Agents make any representation or warranty in relation to this property is offered subject to the owner's confirmation of price, to a contract and to not having been sold. All prices quoted are subject to Owner's acceptance and to the property being unsold.

11 Church Street, Beaumaris, LL58 8AB

Main Shop Unit

Extending to approximately 680 square feet (63 sq meters) it provides one of the largest open plan retail areas within the town. It has a large display window together with front access door, further large corner display window and double opening door to side. The main shop currently seats thirty diners and a display counter to serve. Customer WC. Suspended ceiling with inset lighting and air conditioning unit, terrazzo tiled floor, three radiators.

First Floor

Potentially open plan which could allow for a second restaurant area but being presently partitioned to give either a self contained flat or storage for the business.

Landing

Giving access to principal rooms, radiator, hatch to very large Attic Space (size of main building) with good headroom and with two velux windows and scope to be converted to give additional accommodation subject to consents.

Living Room

6.05 x 4.04 (19'10" x 13'3")

With fireplace surround with inset gas fire, two large front aspect windows, two radiators, telephone point, wall shelving, arched opening to:-

Kitchen

3.38 x 2.46 (11'1" x 8'1")

With base and wall units to include a twin bowl stainless steel sink unit, space for cooking range, extractor hood, good worktop surface area, space for

dishwasher. Wall shelving. Wall mounted gas boiler to serve the central heating system.

Bathroom

With a white suite comprising of a panelled bath, wash hand basin and WC.

Bedroom 1

3.38 x 2.42 (11'1" x 7'11")

With radiator.

Bedroom 2

4.01 x 2.44 (13'2" x 8'0")

With radiator.

Tenure

Freehold with vacant possession.

Services

Mains water, electricity, gas and drainage. Partial gas central heating system.

Rates

The Rateable Value is £8,300 (2017) per annum (subject to Rate Relief).

Energy Performance Rating

Flat Band F

Business Band G

Viewing

Strictly by appointment

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