



## Waverley House Bridge Street

, Menai Bridge, LL59 5DN

**£350,000**



SALE AGREED

A very substantial detached commercial premises, currently trading as two self contained retail units, but with flexible options to either convert into one, or to provide three units with a self contained first floor provided. Positioned in a prominent position on Menai Bridge's main retail street, the property is well positioned to take advantage of the thriving trade the town currently enjoys with both an established local, tourist and University population.

Extending to approximately 2780 square feet (258 square meters) net internal, the sale of Waverley House provides a rare opportunity to purchase a substantial retail premises in this prominent trading location.

Available with full vacant possession.



## Waverley House Left

Previously occupied by Bookmakers, and providing:-

### Shop Unit 35'3" x 18'2" (10.75 x 5.55)

Open plan and extending to 656 sq ft (60.9 sq m) with 5.5 m wide glazed full frontage and access door.

Rear Lobby with outside door and staircase to first floor

### Toilets

Having both a Ladies and Gents Toilet, one with disabled facilities.

### First Floor Kitchen 15'10" x 5'1" (4.85 x 1.55)

Having a sink unit, worktop and partitioned Staff WC.

## Waverley House Right

Forming the larger part of the building to include the majority of the first floor, and extending to approximately 1902 sq ft (176.7 sq m).

This property is currently occupied with vacant possession available in February 2024.

Kindly note internal photographs are not available due to Copyright restrictions relating to the tenant's business. (Please refer to floor plan)

### Shop Unit 21'3" average x 14'0" (6.5 average x 4.28)

Extending to 269 sq ft (25 sq m) and with window frontage of 3.5 meters., with laminated floor covering and access door to the first floor.

### Office 13'2" x 8'8" (4.02 x 2.66)

With laminated floor, telephone point.

### Framing Room 13'10" x 9'7" (4.22 x 2.94)

### First Floor Landing

The first floor has its own front doorway to the High Street, which gives the flexibility of conversion into separate first floor office suite or even a residential flat (subject to planning consent).

The majority of the first floor is currently part of Waverley House right.

### Main Studio 18'4" x 10'11" average opening up to 18'4" x 14'9" (5.61 x 3.33 average opening up to 5.60 x 4.50 aver)

Having 5 windows and heater.

### Studio 2 12'0" x 9'11" (3.66 x 3.03)

With heater.

### Studio 3 11'9" x 10'5" (3.60 x 3.18)

### Ladies & Gents WC

### Work Room 21'11" x 15'7" (6.70 x 4.77)

With laminated floor.

### Small Kitchen 6'2" x 5'5" (1.88 x 1.66)

With sink unit and wall cupboard.

### Outside

Rear storage yard area and rear access to the shop. Emergency exit over pathway for neighboring property.

### Services

Mains water, drainage and electricity. Previous gas supply disconnected.

### Tenure

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

Waverley House right will become vacant in February 2024.

Waverley House left is currently vacant

### Energy Performance

Waverley House left-- Band C

Waverley House right--Band D

### Rateable Values

Waverley House left--£9100

Waverley House right--£7800

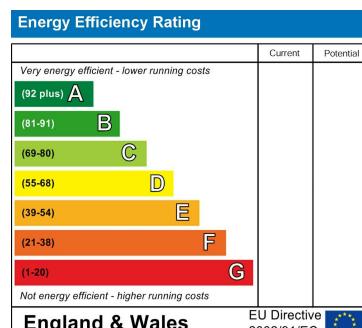
## Area Map



## Floor Plans



## Energy Efficiency Graph



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