



10 Church Street, Beaumaris, LL58 8AB

£20,000

TO LET (Due to Relocation)

A well positioned commercial shop premises enjoying a prominent corner position on the junction of Church Street and Little Lane. Extending in total to 143.4 square meters (1544 sq ft) the shop has two main entrances off both streets and presently trading as retail shop with a workshop, and ancillary accommodation.

The shop is available for the remainder of a lease extending to the 24th March, 2028, although the Landlord has stated that they are willing to grant a new lease subject to the usual references.

Main Retail Shop



Extending to 48.49 sq meters with direct access off Church Street

Main Workshop



Open plan and extending to 45.63 sq meters with access to Little Lane

Office

8.56 sq meters off the main Workshop

Office 2

5.39 sq meters off the main retail shop.

Staff Toilet

2.21 sq meters

Kitchen



8.87 sq meters

Garage



17.28 with access off Little Lane together with a secure external storage area

Services

All mains services connected or nearby

Rateable Value

£11,500.

Lease

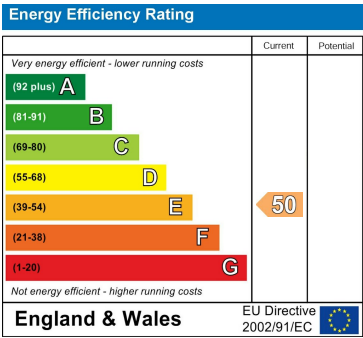
The existing tenants are making available the remainder of their lease which runs to the 24th March, 2028 (and available due to relocation). Present rent passing is £20,000 per annum. The Landlord (Baron Hill Estate) have indicated that they are willing to grant a new lease subject to negotiation.

Floor Plan

Area Map



Energy Efficiency Graph



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