



PR4615

40 Stryd y Bont • Bridge Street • Caernarfon • Gwynedd • LL55 1AF
Ffôn • Tel 01286 672924 / 672989 Ffacs • Fax 01286 672565
sales@medforths.co.uk



Sunshine Restaurant, Wood Street, Menai Bridge, Anglesey LL59 5AS

Situation/Description

Situated in a location convenient for car parking, within short walking distance of the main shopping area. A Detached two storey property comprising ground floor commercial premises with A3 planning status with living accommodation above comprising lounge, 4 bedrooms (one en-suite) and shower room. To the side of the main building is a single storey, timber constructed building with A3 planning status previously used as a Takeaway.

Directions:

Entering the Town along the A545, passing the Victoria Hotel on the right, take the first left into Wood Street, the property is located on the right hand side of the road.

Price: £210,000

The accommodation in more detail comprises (Approximate measurements only)

Ground Floor: (Total Floor area approx 125m²)

Main Area 1: (L- shaped) 6.21m x 4.86m and 11.71m x 3.29m and 3.06m.

Area 2: 6.31m x 3.93m including servery.

Kitchen: 4.80m x 4.53m.

Inner Passageway:

Ladies Toilets: Vanity unit, w.c.

Gents Toilets: Wash hand basin, urinal an w.c.

The Flat: (Floor area approx. 72m²)

Landing Area.

Lounge: 3.64m x 3.45m

Bedroom 1: 3.67m x 3.27m. **En-suite:** 3.25m x 1.80m, corner bath, wash hand basin, w.c.

Bedroom 2: 3.41m x 3.20m.

Bedroom 3: 4.94m x 3.66m.

Bedroom 4: 3.15m x 2.92m

Shower Room: 2.22m x 1.79m, shower unit, wash hand basin, w.c.

Detached Single Storey Building: (Floor area approx. 84m²)

Main Area: 5.13m x 4.71m including servery.

Rear Store Room: 11.63m x 5.13m, access door to external passageway.

Crog Loft:

4.88m x 3.60m (Accessible from the landing area by an extendable ladder).

Outside

Side passageway

Tenure

Freehold with vacant possession.

Services

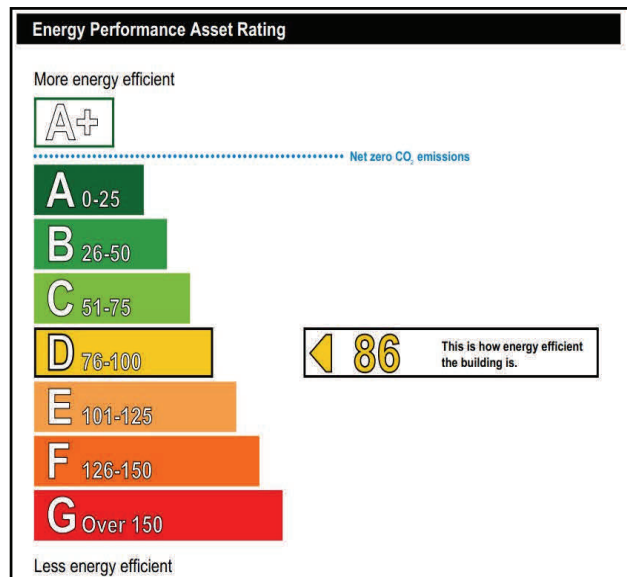
Mains Water, electric, gas and drainage.

Viewing

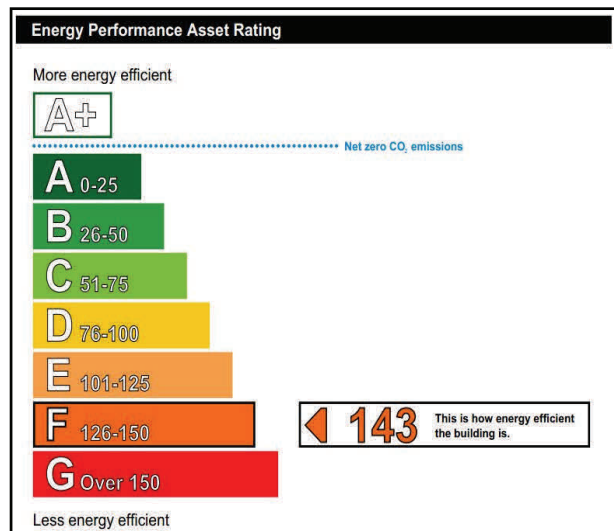
Please contact us to make an appointment.

Property Misdescriptions Act

The fixtures, fittings and services referred to have not been checked or tested, and therefore no warranty is given as to their working condition.



Main Building



Single Storey Building

Details prepared by AS 21st February 2012



These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way or for any purpose whatever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the Agent nor the Vendor are to be or become under any liability or claim in respect of their contents. The Vendor does not hereby make or give nor do the Agents nor does the Partner or Employee of the Agents have any authority as regards the property or otherwise. Any prospective Purchaser or Lessee or other person in any way interested in the property should satisfy himself by inspection or otherwise as to the correctness of each statement contained in these Particulars. In the event of the Agent supplying any further information or expressing any opinion to a prospective Purchaser, whether oral or in writing, such information or expression of opinion must be treated as given on the same basis as these particulars.