



**BURNELL'S**  
the smarter way to sell

**Tyn Llawes Yard  
Llanrhyddlad  
Anglesey  
LL65 4HU**

**GUIDE PRICE  
OFFERS OVER  
£70,000**



**MAIN WORKSHOP – GROSS G. FLR INTERNAL FLOOR SPACE APPROX. 258 M.SQ.  
WITH 3-PHASE ELECTRIC SUPPLY & AIR COMPRESSOR FACILITIES  
EXTENSIVE GRAVELLED YARD WITH PORTABLE CABIN OFFICE & ANOTHER  
PROVIDING FORMER CANTEEN & OPEN STORE  
STANDALONE STEEL FRAMED STORE APPROX. 20 M.SQ.  
4TH STORE – METAL CONTAINER**

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**15/17 Market Street, Holyhead, Anglesey, LL65 1UL**

**Description: For sale by the Modern Method of Auction; Starting Bid Price Offers over £70,000 plus Reservation Fee. T&Cs apply.**

Unique opportunity to acquire a large commercial workshop with ancillary storage containers and extensive gravelled parking, with the compound set on a road junction, in a lovely rural setting on the edge of the hamlet of Llanrhyddlad, being on the north western side of Anglesey.

The compound is approximately 4 miles distance from the proposed Wylfa Newydd Nuclear Power Station, and therefore, could prove to be a very valuable asset should Wylfa Newydd go ahead.

The compound would lend itself to a wide range of commercial uses, such as a builders yard, vehicle repair garage etc. Interested parties should check with the Local Authority whether Planning Consent is required for any specific use.

The compound briefly comprises of double galvanised gates opening onto an extensive gravelled yard. To 1 side is a portable cabin office, and another portable cabin provides a former canteen and open store.

To the right-hand side is a standalone metal framed building comprising of a steel framed store – Approx. 6.13m x 3.29m, with light and power and high galvanised roller shutter door, with small adjoining store.

There is also another metal container unit accessed via galvanised mesh gates, which open into a small enclosed storage area with water tap and gives access into the metal store.

**Main workshop** with high electric roller shutter door having a height of approx. 4m and a door width of approx. 4.56m.

The max. depth is approx. 17.9m and max. width is approx. 14.43m.

This is a portal framed building with block built walls with metal cladding above and metal clad roof, having light and power, electric 3-phase supply and air compressor facilities. The main workshop is partially sub-divided to the front right-hand corner to provide a small workshop area, together with a partially enclosed integral store to the rear, accessed by sliding metal doors to 1 side.

**Timber mezzanine floor.**

**Excellent and rare opportunity, which could prove to be a valuable asset especially if Wylfa Newydd commences. Viewing recommended.**

**Auctioneers Comments**

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).

If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. **The buyer will pay £300 inc VAT for this pack.**

**The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc VAT.** This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty.

Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450. These services are optional.



## **Referral Arrangements**

The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services, and you should always consider your options before services are accepted. Where services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you.

## **Location**

The property occupies a most pleasant rural setting in the small hamlet of Llanrhyddlad, within short driving distance of the delightful village and harbour of Cemaes Bay including various superb beaches such as Church Bay and Cemlyn Bay Nature Reserve, Sandy Beach, and the excellent commercialised village of Valley which gives direct access onto the A5 & A55 Expressway is within approx 8 miles distance, with Holyhead Town being approximately 12 miles and which offers an excellent range of out-of-town shopping together with a regular ferry service to Ireland and mainline railway station.

## **Services**

We are informed that the property has mains electric, water and private drainage.

## **Rateable Value**

According to the VOA web-site, the Rateable Value is £2900.00 per annum as at 1<sup>st</sup> April 2023.

## **Tenure**

We have been advised by the Seller that the property is Freehold. Interested purchasers should seek clarification of this from their Solicitor.

## **Directions**

When travelling from Holyhead to Valley on the A5 turn left at the Valley traffic lights onto A5025. Continue through the 1st village of Llanfachraeth and continue passed Llanfaethlu on towards Llanrhyddlad. As soon as you enter Llanrhyddlad turn immediately left where signposted for Church Bay, and continue straight ahead. The yard will be seen on the right-hand side immediately after the right turn junction.