



DAFYDD HARDY

PRYNU · GWERTHU · GOSOD BUY · SELL · LET

COMMERCIAL MASNACHOL

LLANGEFNI

Capel Penuel, Ffordd Glyndwr, Llangefni, Anglesey, LL77 7EE

£85,000



- Large Detached Chapel In Town Centre Location
- Potential For Conversion Into Many Different Uses (Subject To Planning Consents)
- Beautiful Stone frontage With Large Arched Windows

- Lobby, Chapel Interior, Balcony & Rear Vestibule
- Original Features Including Pitch Pine Pews & Cladding
- Forecourt & Rear Grounds
- Viewing Highly Recommended

Viewing / Enquiry
01286 676760 / 01248 723322





ACCOMMODATION

The premises provide the following approximate areas/dimensions:-

ACCOMMODATION	METRIC	IMPERIAL
Chapel Interior	105.20 m ²	1132.36 ft ²
Vestibule	12.98 m ²	139.71 ft ²
Overall	118.18 m ²	1272.07 ft ²

TENURE

Freehold with vacant possession upon completion.

PRICE

£85,000

RATES

We understand from our enquiries of the VOA website that the premises are assessed for Rates as follows:-

Rateable Value	£/A

Dafydd Hardy gives no warranty that the values supplied or the sums of money expressed as being payable are accurate and the assignee should make their own enquires with the Local Rating Authority to confirm the figures quoted are correct.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction.

VAT

Prices, outgoing and rentals are exclusive of, but may be liable to, VAT.

MONEY LAUNDERING REGULATIONS

We are obliged to verify the identity of any proposed purchasers/tenants once a sale/let has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering. This is a legal requirement.

EPC

EPC Rating N/A. A full copy of the report is available from the selling agents or:

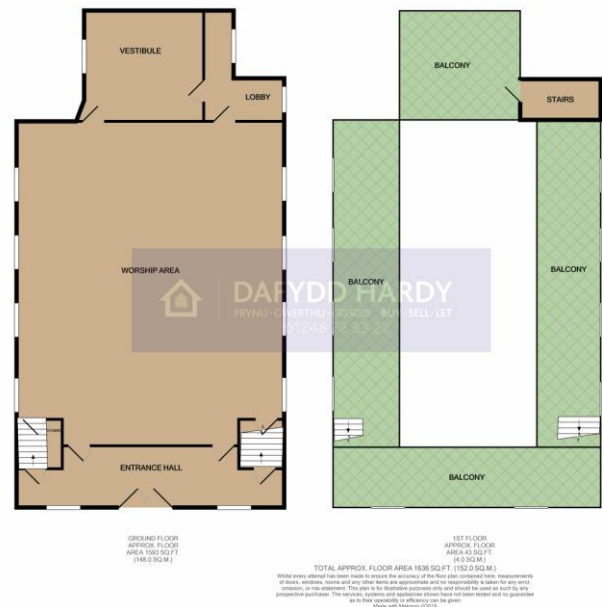
<https://www.ndepcregister.com/>

Contact: Sarah Morton

Tel: 01286 676760 / 07879 554 684

Email: commercial@dafyddhardy.co.uk

SUBJECT TO CONTRACT



12 Y Maes, Caernarfon, Gwynedd LL55 2NF | commercial@dafyddhardy.co.uk | 01286 676760

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