



30 High Street Menai Bridge LL59 5EF
Freehold Terraced
£199,950

- Ground floor commercial space
- First floor 1-bedroom flat
- Rear garden with outbuilding
- Located on High Street
- Terraced house style
- 1 reception room available
- Ideal for business and living
- Close to local amenities

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.

Property Summary

Situated in the heart of Menai Bridge, this mid terraced property presents a unique opportunity for both residential and commercial use. Located on the bustling High Street, the property boasts a prime position that is ideal for those seeking a vibrant community atmosphere.

The ground floor features a commercial space, perfect for a small business or retail venture, allowing you to benefit from the foot traffic of the high street. This versatile area can be tailored to suit your needs, whether you envision a quaint café, a boutique shop, or an office space.

Above the commercial premises, you will find a spacious one-bedroom flat, providing a comfortable open plan living space with contemporary kitchen.

Additionally, the property includes a rear garden, a rare find in such a central location. Also featuring an outbuilding that can serve various purposes, such as a workshop or additional storage.

With its blend of commercial potential and residential comfort, this property on High Street is an excellent investment opportunity. Whether you are looking to run a business while enjoying the benefits of living above it or seeking a property with rental potential, this terraced house is sure to impress.

Council Tax

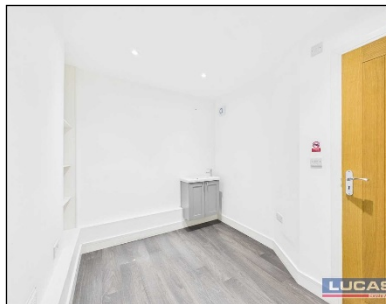
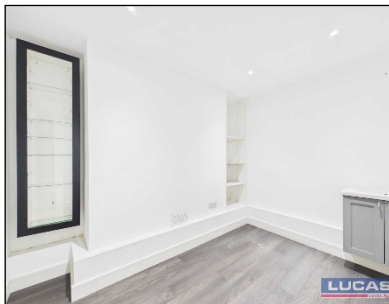
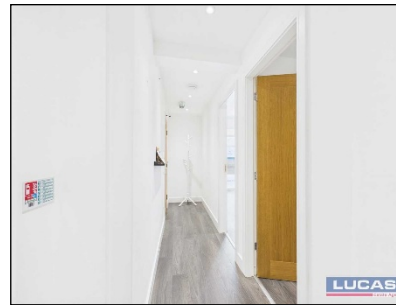
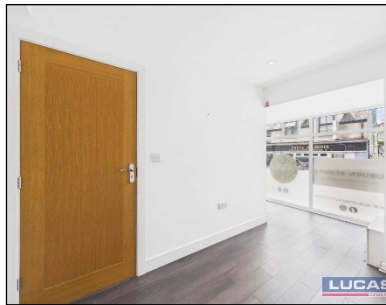
Ground floor currently CLASS E and is exempt from business rates. 2026/2027

1st floor flat is an A £1526.94 2026/2027

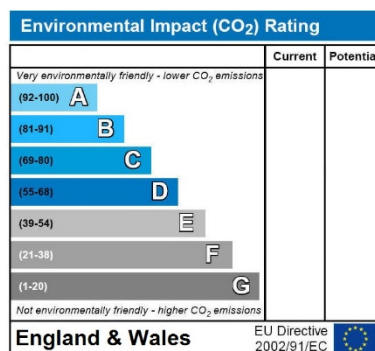
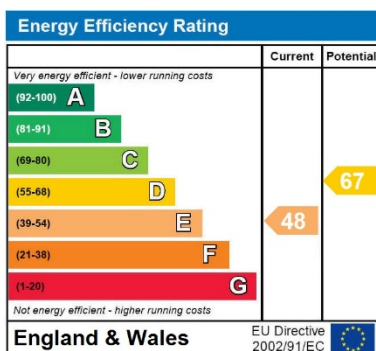
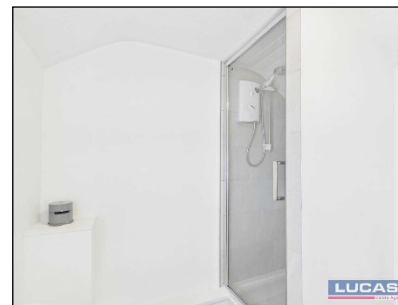
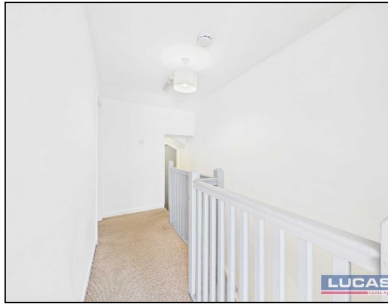
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If you arrange a viewing of this property, you will receive a confirmation email in your inbox. Please make sure you check your 'spam' or 'junk' folder as it sometimes finds its way in there.
Note to Customers

Lucas Estate Agents recommend clients/customers to use the conveyancing services of Mackenzie Jones Solicitors. The client/customer will receive a free, no obligation conveyancing quote from Mackenzie Jones Solicitors, should the client/customer proceed to engage the services of Mackenzie Jones Solicitors, and a property transaction successfully completes, then Lucas Estate Agents will receive a referral fee of £120 inclusive of VAT.



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<https://find-energy-certificate.service.gov.uk/energy-certificate/9010-2991-8492-2502-8385>

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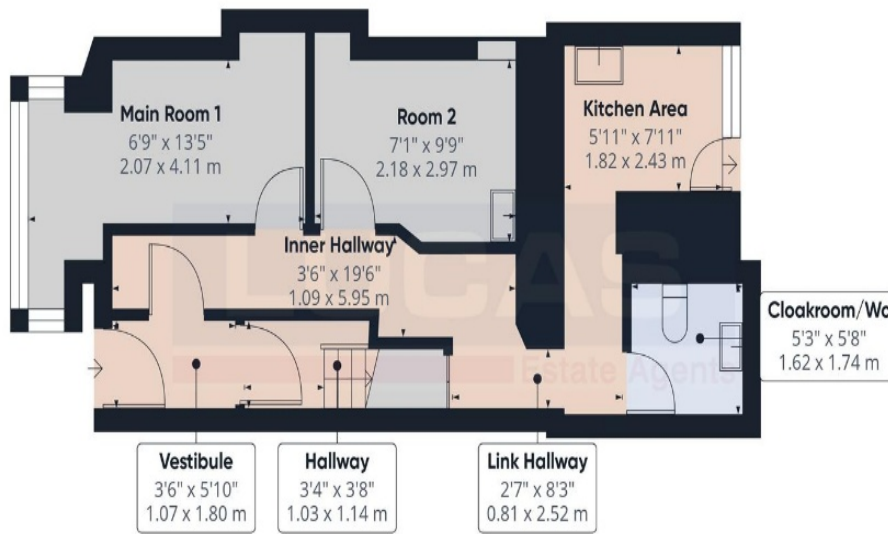
Commercial EPC Link below

<https://find-energy-certificate.service.gov.uk/energy-certificate/2822-8236-3002-0696-0602>



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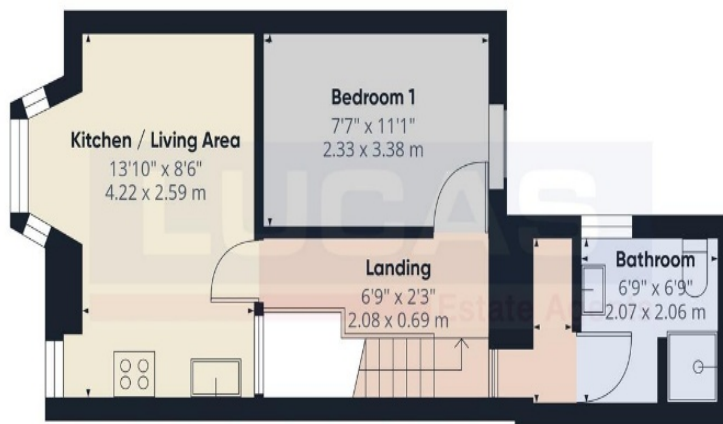


Ground Floor

Approximate total area¹⁾

719 ft²

66.8 m²



Floor 1

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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