



# Tom Parry

Rosie's Diner Beach Road, Barmouth, LL42 1LP  
Auction Guide £180,000

# Rosie's Diner Beach Road, Barmouth, LL42 1LP

FOR SALE BY MODERN METHOD OF AUCTION - STARTING BID PRICE £180,000 PLUS RESERVATION FEE

If you fancy a whole new way of life for 2022 Rosie's Diner could be the opportunity you are looking for! The property previously operated as a successful café/restaurant in a prime seaside location with space for approximately 70 covers, including a cellar and well presented 3 bedroom flat above. Being sold with vacant possession today the whole property presents a uniquely flexible, exciting business opportunity to the right buyer. This is a blank canvas - ready for the next entrepreneur - is this you?

The property is located in the popular resort town of Barmouth, lying between the mountain range of Cadair Idris and the sea. Barmouth is well known for its large sandy beach, and offers a range of facilities including shops, restaurants, Post Office, school, library, petrol station and Leisure Centre. There are good local bus services and the nearby stations along the Cambrian Coastline railway provide excellent links to nearby towns, including Porthmadog and Harlech, with regular services to the Midlands and beyond.

This property is for sale by the Modern Method of Auction which is not to be confused with traditional auction. The Modern Method of Auction is a flexible buyer friendly method of purchase. We do not require the purchaser to exchange contracts immediately, however from the date the Draft Contract is received by the buyers solicitor, the buyer is given 56 days in which to complete the transaction, with the aim being to exchange contracts within the first 28 days. Allowing the additional time to exchange on the property means interested parties can proceed with traditional residential finance. Upon close of a successful auction or if the vendor accepts an offer during the auction, the buyer will be required to make payment of a non-refundable Reservation Fee of 4.2% to a minimum of £6,000.00 including VAT 4.2% of the final agreed sale price including VAT. This is subject to a minimum payment of £6,000.00 including VAT, which secures the transaction and takes the property off the market. Fees paid to the Auctioneer may be considered as part of the chargeable consideration for the property and be included in the calculation for stamp duty liability. Further clarification on this must be sought from your legal representative. The buyer will be required to sign an Acknowledgement of Reservation form to confirm acceptance of terms prior to solicitors being instructed. Copies of the Reservation form and all terms and conditions can be found in the Buyer Information Pack which can be downloaded for free from the auction section of our website or requested from our Auction Department. Please note this property is subject to an undisclosed reserve price which is generally no more than 10% in excess of the Starting Bid, both the Starting Bid and reserve price can be subject to change. Terms and conditions apply to the Modern Method of Auction, which is operated by North West Property Auction powered by IAM Sold. Reservation Fee is in addition to the final negotiated selling price.

## FORMER CAFE/RESTAURANT

Ground and first floor rooms with space to include approximately 70 covers and open preparation area/ servery.

Door and stairs leading to cellar.

Stairs lead to customer W.C. with wash hand basin and

## FIRST FLOOR

Stairs leading to second and third floor flat, doors leading to

## FORMER COMMERCIAL KITCHEN

5.98 x 3.16 (19'7" x 10'4")

## FORMER STOCK ROOM

1.64 x 2.55 (5'4" x 8'4")

## SECOND/THIRD FLOOR

## RESIDENTIAL FLAT

Laid out over 2 floors, this comfortable, spacious and well presented flat includes 3 Bedrooms, Lounge, Kitchen, Family Bathroom, Office and Rear Store/Dressing room. Large bay windows to the front of the property from the lounge and 2 of the bedrooms take in the attractive town and seaside views. The bathroom has been fully modernized to a high standard and the private kitchen includes wall and base units and plumbing for washing machine.

## SERVICES

All mains services connected.







THESE PARTICULARS ARE THOUGHT TO BE MATERIALLY CORRECT THOUGH THEIR ACCURACY IS NOT GUARANTEED AND THEY DO NOT FORM PART OF ANY CONTRACT.  
NOTE: The Agents have not tested any electrical installations, central heating system or other appliances and services referred to in these particulars and no warranty is given as to their working ability.

Map data ©2021 Google  
This is how energy is used in the building. See CO<sub>2</sub> emissions



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Approximate Gross Internal Area = 244.2 sq m / 2628 sq ft  
Basement = 61.2 sq m / 659 sq ft

Total = 305.4 sq m / 3287 sq ft

