



Tom Parry

68, High Street, Porthmadog, LL49 9AD

Offers in excess of £225,000

68 High Street, Porthmadog, LL49 9AD

Jointly with BA Commercial, Tom Parry & Co are delighted to offer for sale this prominent High Street property located in the popular Harbour Town of Porthmadog.

The property occupies a corner position with frontage onto the High Street and to Bank Place and comprises an open plan retail unit benefitting from good foot fall and strong passing trade along the town's main thoroughfare.

The property also benefits from two upper floors with separate access, basement storage and and rear access service lane.

Our Ref: P1589

ACCOMMODATION

The property has been measured in accordance with the RICS Code of Measuring Practice as follows:

Ground floor retail accommodation measuring 405.53sqm or 1,136sqft.

First floor accommodation measuring 91.22sqm or 982sqft

Second floor accommodation measuring 62.69msq or 675sqft

DESCRIPTION

The property occupies an elevated prominent position with excellent return frontage, to both High Street and Bank Place.

The property has recently been occupied as The Post Office and Rowlands Pharmacy.

The elevated location provides a highly visible corner frontage benefiting from good footfall and strong trading along the town's main thoroughfare. The ground floor retail provides good quality space, that can be developed to a retailer's specific requirements, having being recently occupied by National Retail Occupiers.

There is useful storage space within the basement.

UPPER FLOORS

The upper stories are accessed via a separate self contained access along Bank Street, and provides two floors of accommodation that have been most recently used as storage facility for the pharmacy.

It should be noted the agents believe the upper stories would lend themselves to conversion for residential with the opportunity of providing a number of self contained apartments. There is high demand due to the well established tourist trade in Porthmadog for Airbnb.

EXTERNALLY

It should be noted that there is a right of way to the rear of the building with pedestrian access to a range of out buildings, then leading to the principal building.

It should be noted that there is ample car parking in close proximity.

RATES

The VOA website confirms the property has a Rateable Value of £20,750.

Interested parties are advised to contact the Local Rating Authority - Gwynedd County Council.

SERVICES

All mains services are understood to be available or connected to the property subject to statutory regulations.

VAT

All prices are quoted exclusive of but may be liable to Value Added Tax

EPC

The Energy Performance Certificate is being prepared and will be available on this listing once complete.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in the documenting of the transaction.

ANTI MONEY LAUNDERING

Under the Criminal Finances Act 2017 and HMRC & RICS Regulations, Tom Parry & Co are obliged to undertake AML due diligence for both our clients and purchasers/tenants involved in any transaction. We will therefore be required to obtain personal, detailed financial and corporate information before any transaction can conclude.

PLANS/PHOTOGRAPHS

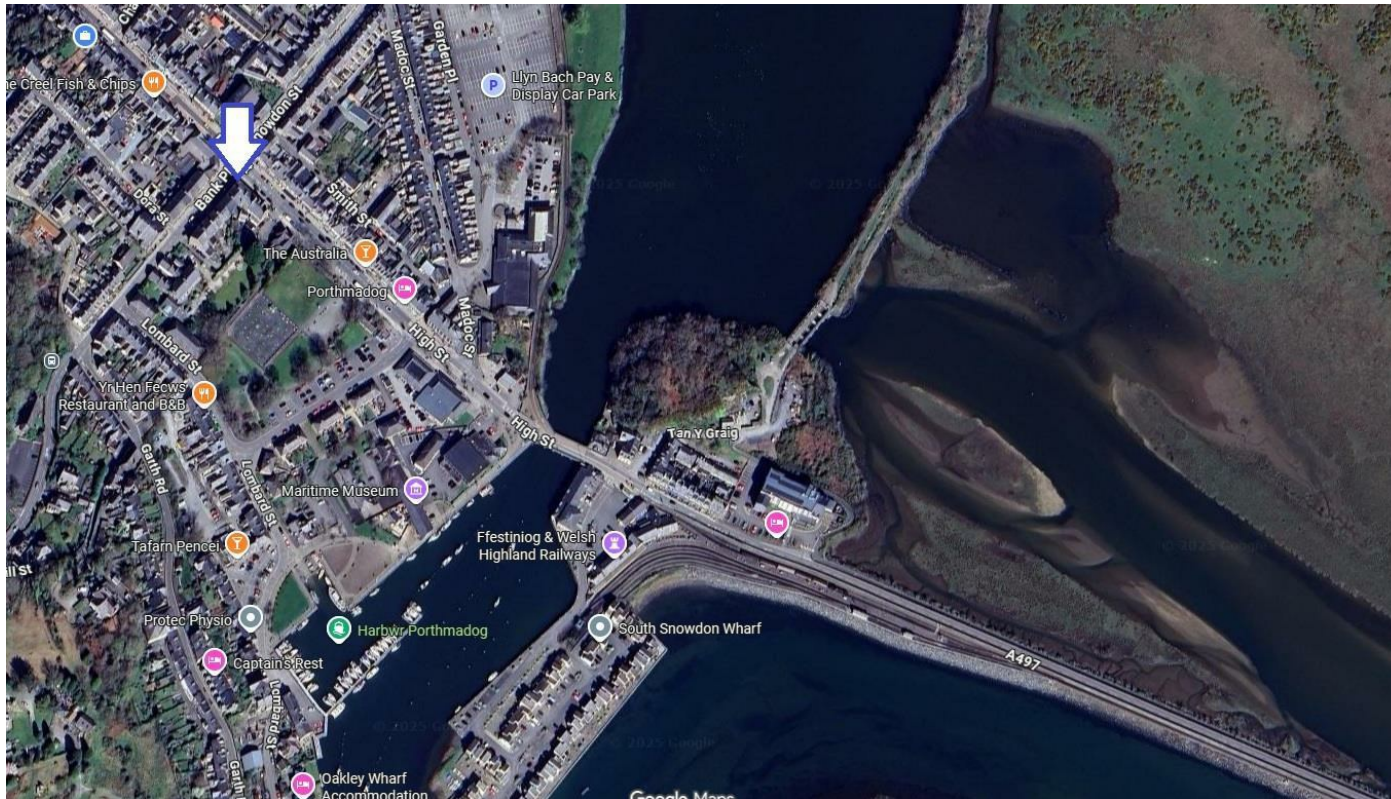
Any plans or photographs forming part of these particulars were correct at the time of preparation and it's expressly state that these are for reference, rather than fact.

VIEWING

Viewing strictly by appointment through either agent.

LOCATION

The property occupies a prime corner position on the High Street in Porthmadog, Gwynedd, at a busy junction close to local amenities, independent shops, cafés, and national retailers. Porthmadog is a vibrant harbour town serving as the gateway to Snowdonia National Park, attracting both tourists and a strong local catchment. The property benefits from excellent visibility to both pedestrian and vehicle traffic, with nearby public car parking and transport links.



- Prime retail property available for sale
- 105.53msq /1,136sq ft retail space with accommodation over totalling 259.45sqm/2793sqft overall
- High Street and Bank Place Frontages
- Centre of town
- Fantastic footfall
- Basement storage and service access at rear



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.

THESE PARTICULARS ARE THOUGHT TO BE MATERIALLY CORRECT THOUGH THEIR ACCURACY IS NOT GUARANTEED AND THEY DO NOT FORM PART OF ANY CONTRACT.

Floor Plan Awaited

EPC Awaited

