Tom Parry

69 High Street, Porthmadog, LL49 9LR

Offers in the region of £180,000

- Mixed used property
- Prime retail property on the High Street
- Tenanted 3 bedroom apartment above
- Fantastic investment opportunity
- Central Location

Tom Parry & Co are delighted to offer for sale this mixed use property situated in a prime retail location in the centre of the bustling harbour town of Porthmadog. The property comprises a retail unit with ancillary storage space to the ground floor and basement; with a separately accessed duplex apartment to the two upper floors.

This versatile space can be tailored to suit your business needs, whether you envision a charming café, a boutique shop, or an office, subject to the requisite statutory consents. Above the commercial unit, you will find a tenanted three-bedroom duplex apartment.

The property's prime location on High Street means that residents and business owners alike can enjoy easy access to local amenities, shops, and services. Being partly tenanted, this property represents a fantastic investment opportunity and early viewing is recommended.

Our Ref: P1572

ACCOMMODATION
All measurements are approximate

GROUND FLOOR RETAIL UNIT

Retail Area
with glazed shopfront and door from High Street

Storage Area
with door to the rear

Store Room
with window to the rear

W C
with low level WC and wash basin

BASEMENT

Storage Room
with slate slab flooring

Basement Area

FIRST FLOOR

Entrance Hall
accessed via separate entrance at the rear; with radiator and built in airing cupboard

Kitchen
with a range of fitted wall and base units with worktop over; space and plumbing for washing machine; stainless steel sink and drainer; wall mounted 'Worcester' boiler; space for free standing electric oven with hob and extract over and radiator

Bathroom
with three piece suite comprising panelled bath with shower over and screen; low level WC; wash basin set in vanity and heated towel rail

Lounge/Diner
with covered fireplace with tiled surround; two radiators. 'L' shaped room

Bedroom 3
with skylight; radiator and built in cupboard

SECOND FLOOR

Landing

Bedroom 1
with two windows to the front and radiator

Bedroom 2
with radiator

EXTERNALLY
The retail unit is accessed directly off the High Street.

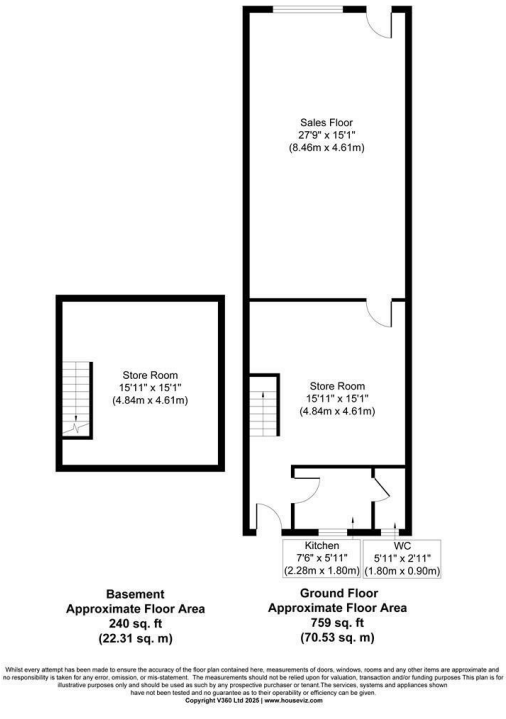
At the rear there is small yard laid to concrete with fire escape door from retail unit and a staircase up to the access to the flat.

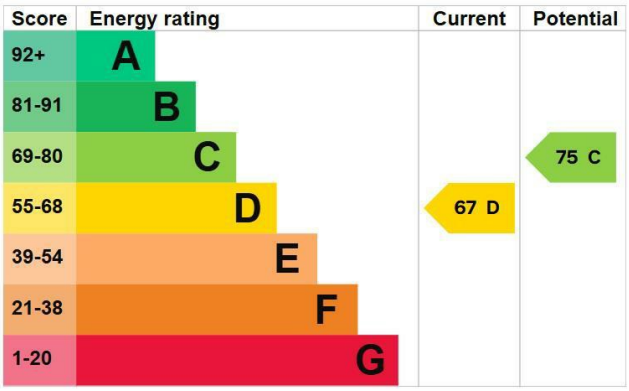
SERVICES
All mains services

MATERIAL INFORMATION
Tenure: Freehold for sale. Assured Shorthold Tenancy in place for apartment. Details on passing rent available on request from the Agents.

Business Rates: TBC

Council Tax Band for Residential Element: B





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.

OnTheMarket.com
The Property Ombudsman
rightmove find your happy

Tom Parry
01766 512505
tomparry.co.uk