

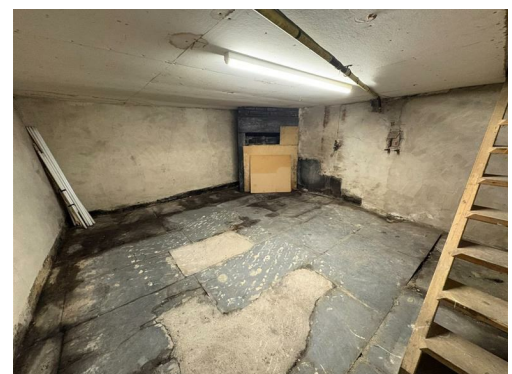
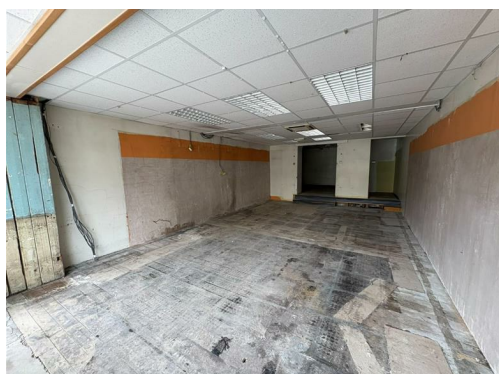
# Tom Parry



**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

**WC**

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**

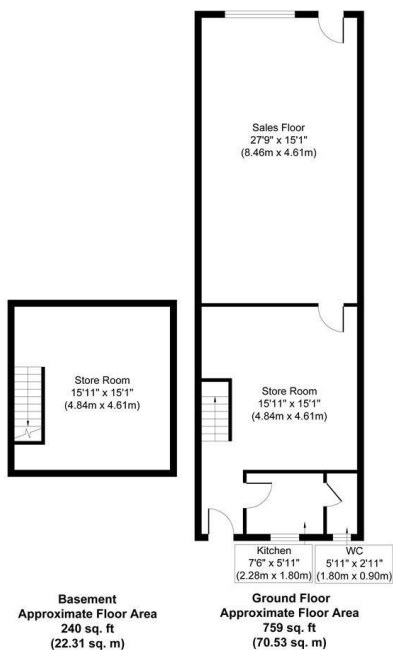
All mains services

**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



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



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.

