

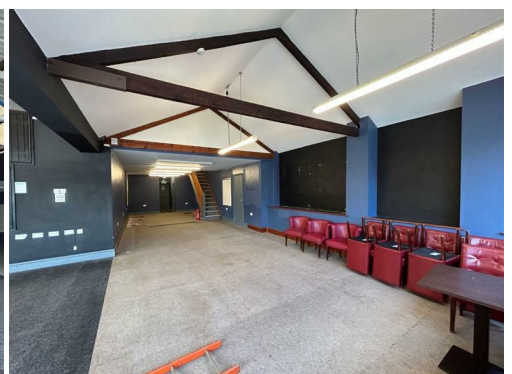
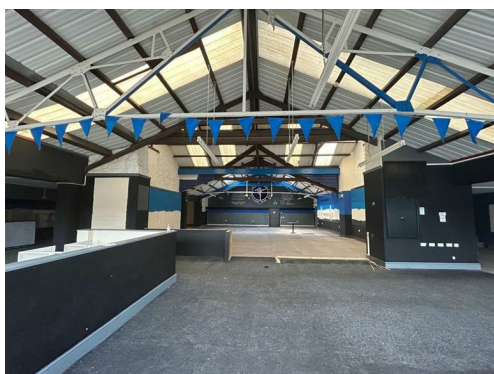
Tom Parry



Martial Arts Centre Dublin Street, Porthmadog, LL49 9RH

£195,000

- Former Martial Arts Centre
 - Square Footage TBC
- Space over ground and first floors
 - Parking available to the front
- Development or Investment Opportunity



Tom Parry & Co are delighted to offer for sale this fantastic space in the much sought after Snowdonia Village of Tremadog.

Previously used as a successful Martial Arts academy this property has huge potential for continued similar use or for redevelopment.

Ref: P1436

ACCOMODATION

All measurements are approximate

RETAIL UNIT GROUND FLOOR

Entrance

Double wooden doors and large commercial windows along the front of property, entrance leading to large L shaped reception area.

Reception Area

Open plan L shaped reception area surrounding the main room; hanging strip lights; carpet flooring; cupboard to main alarm system. Doors leading to kitchenette and second WC; fire door to rear outside area; stairs leading to singular room on first floor.

Side Studio 1 to left of Reception

3 x large windows to front of property; strip lights; carpet flooring; multiple power sockets throughout.

Main Training Room

Pitched roof with exposed steel and timber frames, hanging strip lights, carpet flooring; fire door to rear outside area. Door leading to WC.

WC off main room

WC and pedestal wash hand basin, over sink water heater.

Side studio 2 to the left of Main Room

2 x open ceiling area with netting to let light in; spotlights; carpet flooring

Kitchenette

Worktops, stainless steel sink and drainer; over sink water heater; with storage cupboard underneath ; extractor fan; laminate flooring

Separate WC

WC and pedestal wash hand basin, over sink water heater.

FIRST FLOOR

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Office

Stairs to open plan room; open wooden beams, wooden flooring; hanging strip lights; window to front and side.

EXTERNALLY

Hardstanding to the front with parking for up to 8 cars. There is a small concrete and grass area to the rear of the property, accessible by both of the rear fire escape doors and to side of the property.

SERVICES

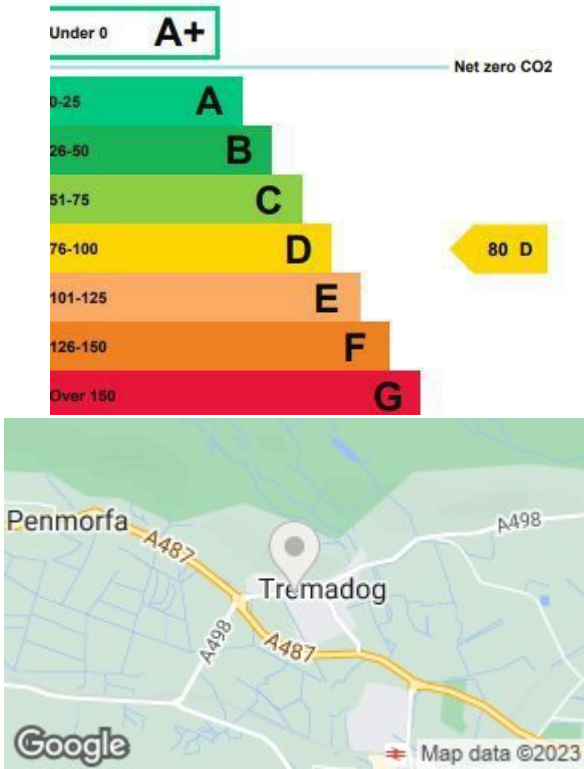
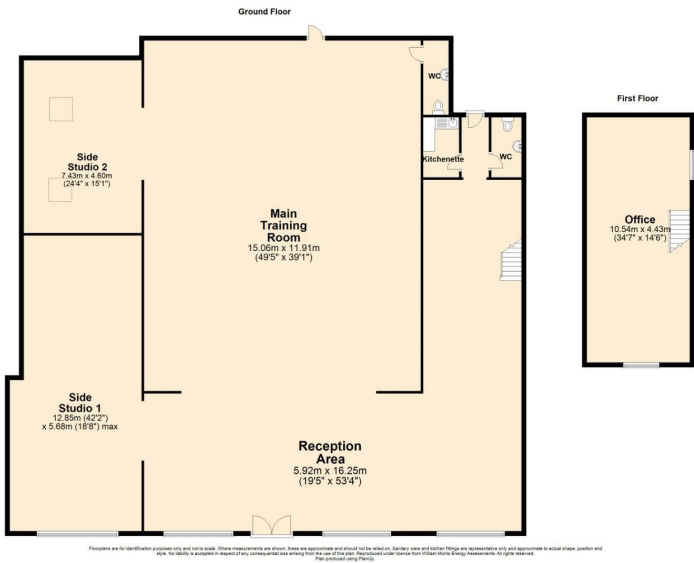
All Mains Services

MATERIAL INFORMATION

Tenure: Freehold

Business Rates Apply

Part of the building is listed at the 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.



Tom Parry

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