

# Tom Parry



**3 Bank Place, Porthmadog, LL49 9AA**

**£650 pcm**

- Prime Commercial Premises
- 674sq ft over ground floor & basement
  - Use of rear garden area
- Shop frontage onto Bank Place
  - Currently vacant
- Stones throw from the High Street



Nestled in the heart of Porthmadog, this prime commercial space on Bank Place presents an exceptional opportunity for entrepreneurs and business owners alike. The property, located on the ground floor, boasts a prominent position that is sure to attract foot traffic and enhance visibility for any commercial venture.

Previously utilised as an office, the space offers a blank canvas for your creative vision. With its strategic location, it is perfectly suited for a variety of purposes, whether you are looking to establish a boutique, café, or any other commercial enterprise. The surrounding area is vibrant and bustling, making it an ideal spot to engage with both locals and visitors. Seize this opportunity to make your mark in Porthmadog's retail scene. This property is not just a space; it is a chance to create a unique shopping experience in a town known for its charm and character. Don't miss out on the chance to establish your business in such a desirable location.

**Our Ref: P1666**

## ACCOMMODATION

All measurements are approximate

## GROUND FLOOR

### Front Office Area

with wood effect vinyl flooring; glazed shop frontage with stepped access; cat 2 lighting and radiator

### Rear Office

with wood effect vinyl flooring; fitted shelving and benching; radiator and window to the rear

### Rear Hallway

### Kitchenette

with stainless steel sink and drainer set within base unit; fitted worktops; under counter fridge and door to the rear

### Inner Vestibule

## Washrooms

one male and one female WC

## BASEMENT

### Storage Area

### Main Office/Store Area

## MATERIAL INFORMATION

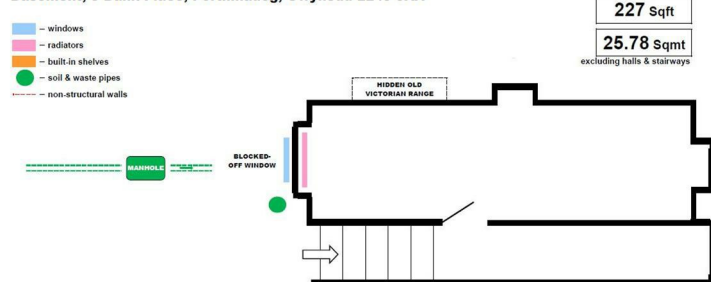
Tenure: Leasehold - term to be agreed on internal repairing and insuring basis

Service Charge - contribution to buildings insurance and services

Deposit: One month deposit required

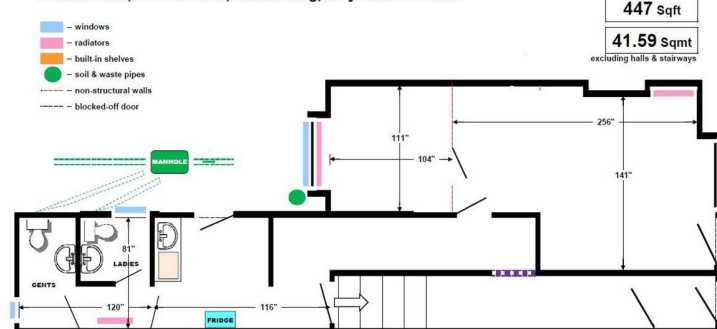
Note that the property currently has use class A2 (financial services). Any changes of use would need to be reviewed by the perspective tenant.

Basement, 3 Bank Place, Porthmadog, Gwynedd LL49 9AA



EPC Awaited

Ground Floor, 3 Bank Place, Porthmadog, Gwynedd LL49 9AA



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.



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