

Tom Parry



Drill Hall Snowdon Street, Porthmadog, LL49 9DF

£120,000

- Commercial property in heart of Porthmadog town centre
- Circa 30,000 sq ft (TBC) of commercial space including main warehouse and ancillary areas
- Development potential (subject to requisite statutory consents)
 - Walking distance of local shops and amenities



The 'Drill Hall' is a single storey building, currently used as a retail outlet by the charity Cwmni Seren. Located in a predominantly residential area, the property is within walking distance of the full range of High Street amenities on offer in the busy harbour town of Porthmadog.

Ref: P1358

The 'Drill Hall' is a single storey building, currently used as a retail outlet by the charity Cwmni Seren. Located in a predominantly residential area, the property is within walking distance of the full range of High Street amenities on offer in the busy harbour town of Porthmadog.

ACCOMMODATION

All measurements are approximate

Main Retail Area

with double entrance doors to the front and fire exit door to the rear; walk-in storage cupboard

Store Area (at rear)

Staff Kitchen

with range of fitted wall and base units including single drainer sink unit; tiled surround; wash hand basin; built-in cupboard; provision for dishwasher; radiator; walk-in store cupboard off

Ladies WC

Gents WC

Retail Book Room

with uPVC double door and side panel to the front

Inner Hallway

with door to the side

Workshop

with two radiators; fire door

Office

with built-in cupboard; radiator

Store Room

with panelled walls

SERVICES

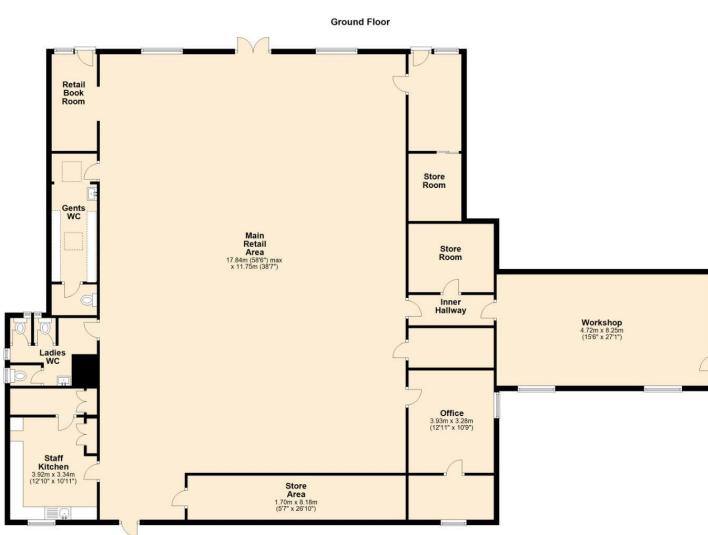
All Mains Services.

Gas Fired Central Heating system (boiler located in rear void underneath suspended timber floor)

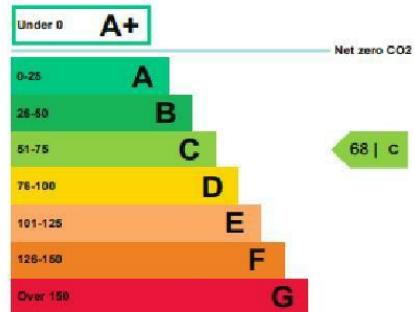
MATERIAL INFORMATION

Tenure: Freehold

Gwynedd Council: Business Rates Apply



Floorplans are for identification purposes only and not to scale. Where measurements are shown, these are approximate and should not be relied on. Surveyors views and kitchen fittings are representative only and approximate to actual kitchen position and state. The vendor is disclaimed in respect of any consequential loss arising from any error or omission. Reproduced under license from Wiltshire Metric Energy Assessments. All rights reserved. Plan produced using PlanCAD.



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

01766 512505
tomparry.co.uk