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; flazed 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

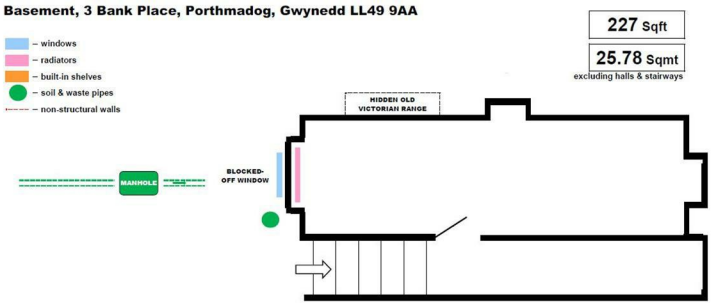
Main Office/Store Area

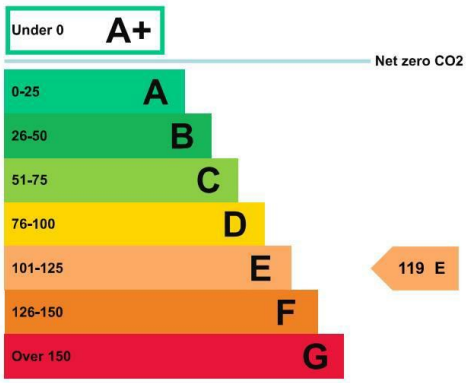
MATERIAL INFORMATION
Tenure: Leasehold - term to be agreed on internal repairing and insuring basis

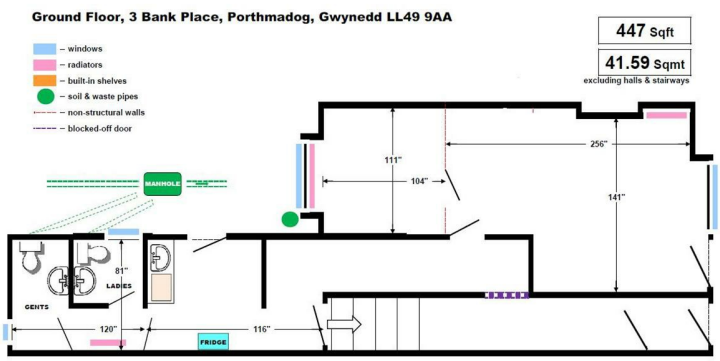
Service Charge - contribution to buildings insurance and services

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.









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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