



Tom Parry

132, High Street, Porthmadog, LL49 9NW

£170,000

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Tom Parry & Co are delighted to offer for sale this mixed use High Street property, situated in the heart of the bustling harbour town of Porthmadog. Formally the 'Happy Chop Suey House', a much loved Chinese takeaway known and loved by the locals, this property offers a fantastic opportunity to purchase both commercial and residential space.

The ground floor is configured to suit the former take away business, with a waiting area, servery, kitchens and store room at the rear. To the two upper floors there is living accommodation including living room, bathroom and four bedrooms.

Being so centrally located, this property could make an ideal investment opportunity and viewing is recommended.

Our Ref: P1618

ACCOMMODATION

All measurements are approximate

GROUND FLOOR

Reception Area

with fitted benched seating; glazed shop front; panelled walls and serving counter

Servery Area

with thermoplastic tiled floor; panelled walls and serving hatch

Kitchen

with tiled walls and floors and stainless steel catering equipment

Store Room

with fitted shelving and door to rear covered yard

FIRST FLOOR

Living Room

with two windows to the front; carpet flooring and radiator

Bedroom 1

with carpet flooring and radiator

Bathroom

with dual aspect windows; door onto rear flat roof/balcony area; panelled bath; pedestal wash basin and wall mounted 'Glow Worm' boiler.

Separate WC

with low level WC

SECOND FLOOR

Landing

with access to loft and store cupboard

Bedroom 2

with vinyl flooring and radiator

Bedroom 3

with carpet flooring

Bedroom 4

with carpet flooring

EXTERNALLY

The property fronts onto the High Street at the front of the property.

At the rear there is a small covered yard area with an access gate to the alleyway at the rear.

SERVICES

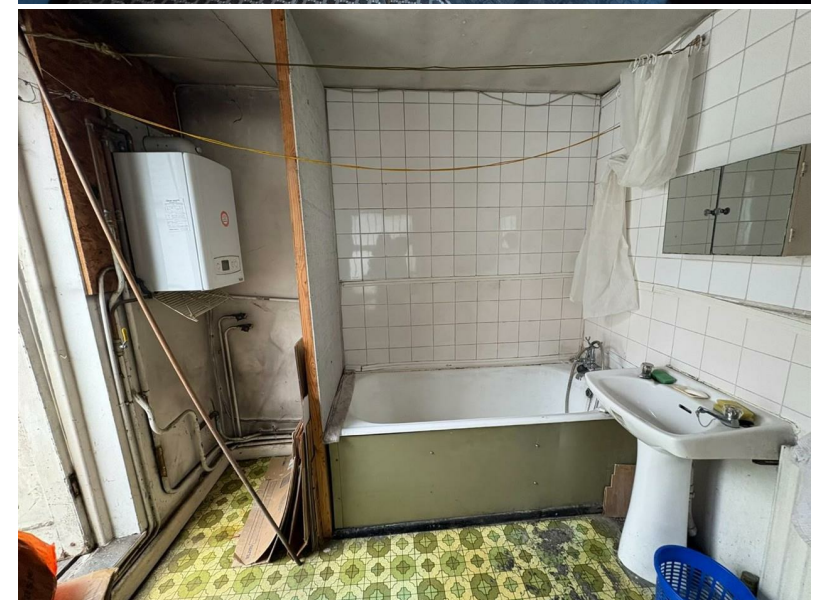
All mains services

MATERIAL INFORMATION

Tenure: Freehold

Council Tax to Residential Element - Band B

Rateable Value: £7,200 (from April 2026)





Tom Parry

01766 512505
tomparry.co.uk



THESE PARTICULARS ARE THOUGHT TO BE MATERIALLY CORRECT THOUGH THEIR ACCURACY IS NOT GUARANTEED AND THEY DO NOT FORM PART OF ANY CONTRACT.

working ability.

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

