Tom Parry

Loch Café, Pensarn Road, Bala, LL23 7SR

Offers in the region of £795,000

Loch Café Pensarn Road, Bala, LL23 7SR

Nestled in the picturesque setting of Bala, this unique property presents an exceptional opportunity for those seeking to invest in a thriving business. Located on Pensarn Road, the Loch Café is a licensed commercial café that boasts a prime position by the stunning Bala Lake, attracting both locals and visitors alike.

The adjoining cottage, features a well-appointed reception area, kitchen, two inviting bedrooms and bathroom, making this property, not only a café but also a holiday let business. This dual-purpose setup allows for a versatile business model, catering to a variety of clientele. The fixtures are included in the sale, ensuring a seamless transition for the new owner.

The property benefits from an additional adjacent area, which is set on a generous 0.4-acre site and currently utilised as a seating space, wood fired pizza hut and pancake/coffee hut, enhancing the café's appeal.

With its prime location on the shore of Bala Lake and on the outskirt of the market town of Bala, this established café business and cottage property is ideal for those looking to embark on a rewarding venture in the hospitality sector. Whether you are an experienced entrepreneur or a newcomer to the industry, Loch Café offers a remarkable opportunity to thrive in one of Wales' most beautiful locations.

Our Ref:- B859

ACCOMMODATION
All measurements are approximate

COMMERCIAL UNIT

Café Area
34.3 x 13.3 (10.36m.0.91m x 3.96m.0.91m)
Fully licensed Café. Spacious café seating area, exposed ceiling beams, wooden wall panelling, traditional church style pews and benches, dual aspect, large fronted window looking out to Bala Lake. Counter area with display cabinets, tea/coffee making facilities, glass shelving, Ice cream counter display, freestanding glass door cold drinks serving cabinet.

Kitchen
9.9 x 16.11 (2.74m.2.74m x 4.88m.3.35m)
with hot and cold stainless steel sink, cabinets and work tops, wall units, electric oven and hob, stainless steel counter top fryer, gridle and freestanding steel work table.

Independent wc

OUTSIDE
with tarmacadam front patio seating area, benches and vintage style Ice Cream van. To the rear is and enclosed field which has two freestanding wooden hut food units (wood fired pizza hut and a pancake/coffee/Ice Crem hut). With planning and licence consent for 9 tent pitches and 3 caravan pitches.

ACCOMMODATION
Y Bwthyn / The Cottage. Currently used as a successful holiday let.

GROUND FLOOR

Kitchen
13.5 x 11.6 (3.96m.1.52m x 3.35m.1.83m)
with matching wall and base units, part tiled walls, plumbing for automatic washing machine and dishwasher. Stainless steel sink, granite effect work tops, electric oven and cooker hood. Exposed ceiling beams, down lights, stairs to first floor, wooden effect flooring, service hatch and brick effect archway to lounge. 1 radiator and main door out to rear.

Lounge
13.5 x 11.6 (3.96m.1.52m x 3.35m.1.83m)
with 1 radiator, exposed ceiling beams, built in display cupboard, gas fire with tiled and wooden surround. Shower room off from lounge.

Living Room / Dining Room
23.5 x 6.3 (7.01m.1.52m x 1.83m.0.91m)
with dual aspect, 1 radiator, part wooden wall panels. Service hatch to kitchen.

FIRST FLOOR

Bedroom 1
12.1 x 11.6 (3.66m.0.30m x 3.35m.1.83m)
with 1 radiator, exposed ceiling beams, built in wardrobe.

Bedroom 2
5.11 x 9.1 (1.52m.3.35m x 2.74m.0.30m)
with 1 radiator and TV point.

Bathroom
9.0 x 4.1 (2.74m.0.00m x 1.22m.0.30m)
with panelled bath, wash hand basin and wc. Fully tiled walls and 1 radiator.

OUTSIDE
with veranda with views out over Bala Lake and surrounding countryside. Stairs down to rear, parking space and gated, wooden panelled, storage area/washing line/bin compound.

MATERIAL INFORMATION
SERVICES:- Mains electric, water and drainage. LPG heating.

Fully licensed café.

Council Tax Band - Business Rates

Local Authority - Cyngor Gwynedd Council Offices, Penrallt, Caernarfon, Gwynedd, LL55 1BN. Tel: 01766 771000.

Snowdonia National Park, National Park Offices, Penrhyndeudraeth, Gwynedd, LL48 6LF. Tel: 01766770274

For Sale as a going concern, all fixtures owned by vendor will be included in the sale. Business and assets are 'Sold as seen'

Tenure - Freehold

Viewing - Strictly by appointment via selling agent.

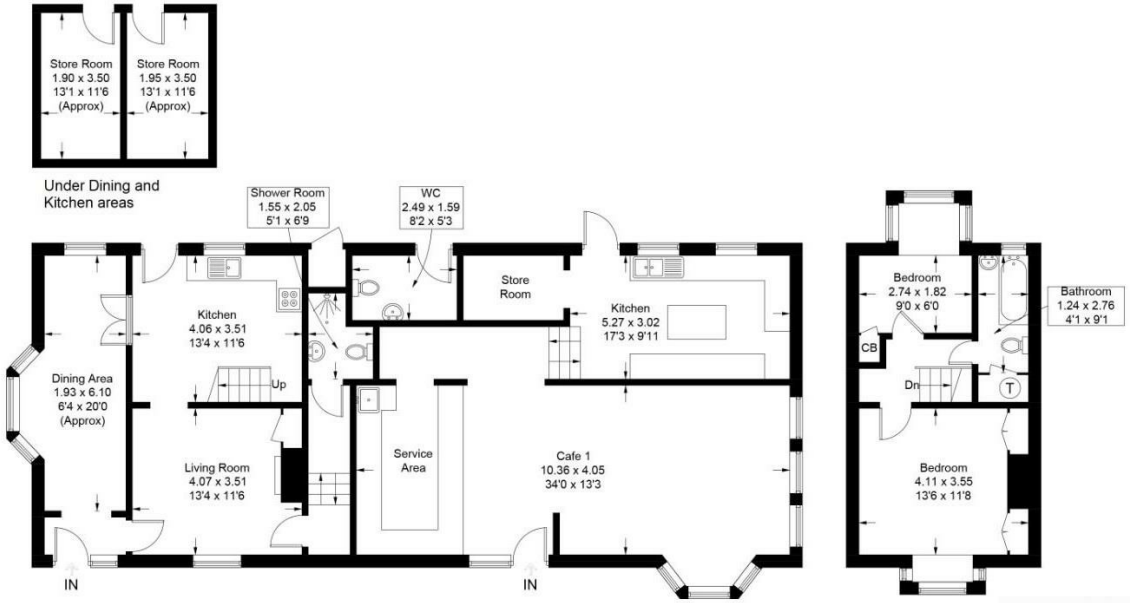
Gelateria
CARTE D'OR

ROYAL
WELSH WHISKY

CROESO
No smoking

Y Bwthyn, Loch Cafe, Pensarn Road, BALA, LL23 7SR

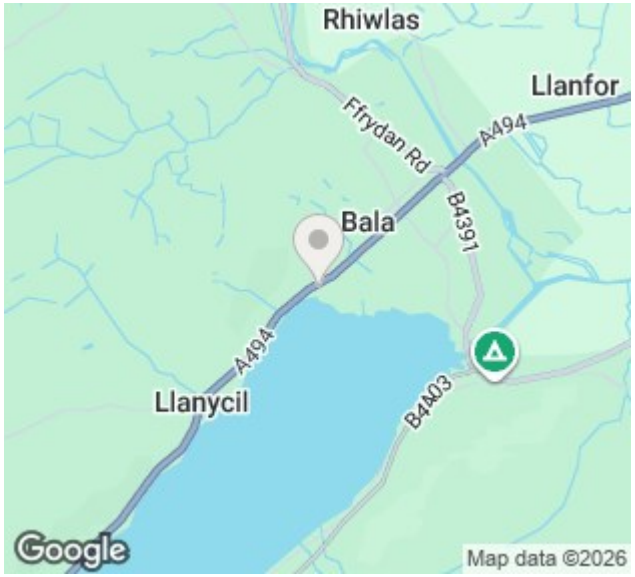
Approximate Gross Internal Area = 158.3 sq m / 1704 sq ft
(Excluding External Store)
Store Room = 14.0 sq m / 151 sq ft
Total = 172.3 sq m / 1855 sq ft



Ground Floor (Excluding External Store)
129.3 sq m / 1392 sq ft

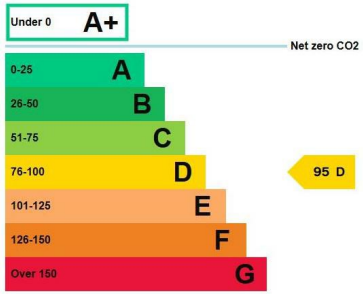
First Floor
31.7 sq m / 341 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.



Energy rating and score

This property's energy rating is D.



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.

OnTheMarket.com
The Property Ombudsman
rightmove find your happy

Tom Parry
01678 521025
tomparry.co.uk