

Tom Parry

68- 70, High Street, Bala, LL23 7AD Offers in the region of £245,000

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Nestled in the heart of Bala, at 68 - 70 High Street, this remarkable Grade II listed property presents a unique opportunity for those seeking a renovation project in a prime location. Dating back to before 1900, the building boasts a rich history and character that is often sought after but rarely found.

The property features a generous ground floor commercial space, ideal for a variety of business ventures, while the upper floors and annexe, offers the potential for spacious flats. This layout not only provides a chance to create a thriving business but also the opportunity to develop residential units that could cater to the growing demand for housing in this vibrant area.

With ample parking available in the spacious rear yard, convenience is assured. The expansive nature of the property allows for creative design possibilities, making it an attractive proposition for investors or those looking to establish a presence in the bustling high street.

This property is not just a building; it is a canvas awaiting your vision. Whether you are an experienced developer or a first-time buyer with a passion for restoration, this is an opportunity not to be missed. Embrace the charm of Bala and transform this historic gem into a modern masterpiece that pays homage to its storied past.

Our Ref:- B834

ACCOMMODATION

All measurements are approximate

GROUND FLOOR

Main Office

with safe/strong room, extractor fan, panel heating, fire safety equipment and kitchenette space and independent WC.

12'7" x 9'10" (3.84 x 3.00) with panel heater.

Meeting Room

ANNEXE

To the rear of the property:-

Entrance Hall

leading into:-

Store Room 15'1" x 9'5" (4.62 x 2.88)

Kitchen / Living Area

with built in cupboards, hot and cold stainless steel sink with base cupboards and electric

Wash Room

with 2 wash hand basins, 2 independent WC and wall panel electric heater

FIRST FLOOR OF ANNEXE

16'0" x 11'6" (4.88 x 3.51)

with open fire place and built in cupboards.

11'5" x 9'1" (3.49 x 2.78)

with Belfast sink, fitted shelving, quarry tiled floor.

Store Room 10'2" x 4'7" (3.10 x 1.40)

with quarry tiled floor.

with fitted shelving and guarry tiled flooring leading into:-

Bedroom 1

9'1" x 9'10" (2.78 x 3.00)

Exposed ceiling beams, quarry tiled flooring.

FIRST FLOOR

leading in from ground floor with access from high street, quarry tiled floor.

Living Room / Kitchen or Office Space

with dual aspect, tiled open fire place, door leading into main living area.

Office Reception Area or Landing

with feature stained glass window, can also lead to main living area.

Main Living Room / Lounge

spacious living area, tiles fire place, 2 large sash windows overlooking main high street.

Work Shop / Hobby Room

14'6" x 13'0" (4.44 x 3.9 with fitted work benches and serving hatch.

with shower cubicle, wash hand basin, WC and panel wall electric heater

SECOND FLOOR

Living Room 1

14'10" x 7'5" (4.53 x 2.27)

with open cast iron fire place.

with open cast iron fire place.

12'11" x 12'1" (3.95 x 3.69) with open cast iron fire place.

Central Landing Area
with store room, feature stained class window, access to:-

Bedroom 2

16'1" x 9'11" (4.91 x 3.04)

with open cast iron fire place.

Kitchenette 6'4" x x5'1" (1.95 x x1.57)

with hot and cold stainless steel sink, wall cabinet and worktop.

Bathroom

with 2 wash hand basins and 2 cubicle WC's.

Partially tarmacked walled rear yard providing ample car parking space. Right of way access for vehicles under a gated entry via Plassey Street leading to double wooden doors for access to vard. 1 concrete section garage.

MATERIAL INFORMATION

SERVICES:- All mains services

TENURE:- Freehold

Grade 2 Listed Building

Previous Bank Safe in the office (900mm x 900mm) is Grade 2 listed

Former Bank Premises and Historical Home of the Welsh Methodist Clergyman, Thomas

The principle ground floor office area is currently let to Agri Advisors - due to expire 30/04/2027

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

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

Commercial / Office - Council Tax Business Rates

VIEWING:- Strictly via selling agent

Proposed Plans: - available to view via selling agents to serious buyers





















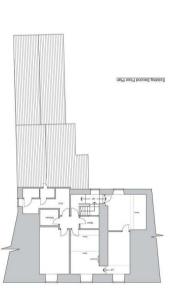
THESE PARTICULARS ARE THOUGHT TO BE MATERIALLY CORRECT THOUGH THEIR ACCURACY IS NOT GUARANTEED AND THEY DO NOT FORM PART OF ANY CONTRACT.

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

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