



Tom Parry

69, High Street, Bala, LL23 7AE
Offers in the region of £250,000

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69 High Street presents a unique opportunity for those seeking a prime retail space combined with residential potential. This property boasts a prominent position on a busy high street, ensuring excellent visibility and foot traffic for any business venture.

The ground floor features a spacious main shop area, previously utilised as a butcher's shop, offering ample room for various retail activities. There are also 3 preparation rooms, an office, utility area and access to rear yard. The layout is versatile, allowing for creative use of the space to suit your business needs.

Above the retail area, you will find two flats that provide additional income potential or could serve as comfortable living spaces. Flat 1 is a two-bedroom unit, while Flat 2 is a one-bedroom unit, both of which are in need of some refurbishment. This presents an exciting opportunity for buyers to add their personal touch and enhance the value of the property.

With its central location and the potential for both commercial and residential use, this property is ideal for investors or entrepreneurs looking to establish a presence in a thriving community.

Our Ref:- B857

ACCOMMODATION

All measurements are approximate.

INVESTMENT OPPORTUNITY

Former Butchers Shop and 2 Flats on the floors above.

GROUND FLOOR

Retail Unit

Main Shop

25'7" x 21'0" (7.80m x 6.42m)

with display units and shelving, large display window.

Office

8'11" x 4'1" (2.73m x 1.26m)

Preparation Room 1

16'6" x 13'11" (5.03m x 4.26)

including cold room, tiled flooring

Preparation Room 2

14'1" x 6'4" (4.31m x 1.95m)

with hot and cold stainless steel sink, work tops, tiled flooring

Utility Area

with independent wc, work top and tiled flooring.

Preparation Room 3

17'5" x 12'5" (5.31m x 3.79m)

with tiled flooring, large refrigerated cold room, water tap and door out to rear

Separate Central Hallway to Flat 1 and 2

with night storage heating.

FIRST FLOOR

Flat 1

Bedroom 1

14'2" x 9'8" (4.32m x 2.96m)

with electric panel heater.

Living Room

13'10" x 11'1" (4.24m x 3.38m)

with electric panel heater.

Bathroom

with panelled bath and shower attachment, heated towel rail, wash hand basin and wc

Kitchen

9'7" x 8'2" (2.94m x 2.50m)

with hot and cold stainless steel sink, wall and base units, incorporated electric oven and hob, part tiled walls, plumbing for automatic washing machine.

Bedroom 2

14'0" x 13'6" (4.27m x 4.14m)

with electric panel heater.

Hallway

with airing cupboard, night storage heater and access to fire escape.

Flat 2

Bedroom 1

13'7" x 10'6" (4.16m x 3.21m)

with night storage heater.

Shower Room

with shower cubicle, wash hand basin, wc and heated towel rail.

Living Room

13'9" x 10'5" (4.20m x 3.20m)

with night storage heating.

Kitchen

15'1" x 6'10" (4.60m x 2.10m)

with hot and cold stainless steel sink, wall and base units incorporating electric oven and hob, plumbing for automatic washing machine, night storage heating and part tiled walls.

OUTSIDE

Rear yard with car port, access to rear service lane.

MATERIAL INFORMATION

Freehold Business/Shop Premises with 2 Flats on the floors above. Fixtures and fittings NOT included in the sale price.

Services - Mains water, electricity and drainage.

Prime central trading position.

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

Council Tax Band - Flat 1 and 2 - Band A

Retail - Business Rates

EPC Rating

Flat 1 - Current 30F - Potential 69C

Flat 2 - Current 55D - Potential 82B

Commercial - 57C

Viewing - Strictly by appointment via the selling agent.







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

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		55 D	82 B

