



Tom Parry

40, High Street, Bala, LL23 7AB
Offers in the region of £95,000

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Tom Parry & Co are delighted to offer this rare opportunity to purchase a lock up shop premisses situated in prime central trading position.

The property's location in the town centre makes it a perfect choice for a variety of businesses ventures. The vibrant atmosphere of Bala, combined with its welcoming community, provides an excellent backdrop for any retail endeavour.

This is not just a property; it is a chance to become part of a thriving local economy. With its strategic placement and versatile potential, this retail space is poised to meet the needs of both established businesses and new ventures. Do not miss out on this unique opportunity to secure a prominent position in one of the most sought-after areas of Bala.

Our Ref:- B837

COMMERCIAL/RETAIL PREMISES

GROUND FLOOR

Main Shop

23'5" x 14'9" (7.15 x 4.50)

with display shelving and serving counter. Display shop window with ample room for a visually compelling window display.

Inner Hallway

with a right of access through to store/stock rooms and access through to Berwyn Street.

Store / Stock Room 1

13'0" x 11'10" (3.97 x 3.62)

with fitted shelving and drawer units.

Store / Stock Room 2

11'1" x 7'1" (3.38 x 2.16)

with doorway out to Berwyn Street.

MATERIAL INFORMATION

SERVICES:- All mains services.

HEATING :- Electric plinth heaters, currently not working

TENURE:- Freehold

FIXTURES AND FITTINGS:- All fixtures and fittings are to be included within the sale, however, any items that are owned by a third party/current tenants will be exempt

TENANTS :- Property is currently let

Vacant possession on completion

Cyngor Gwynedd Council Offices, Penrallt, Caernarfon, Gwynedd, LL55 1BN. Tel: 01766 771000. Snowdonia National Park, National Park Offices, Penrhyndeudraeth, Gwynedd, LL48 6LF. Tel: 01766770274

Business Rates :- Purchasers should make their own enquiries with the relevant local authority

VIEWING:- Strictly via selling agent



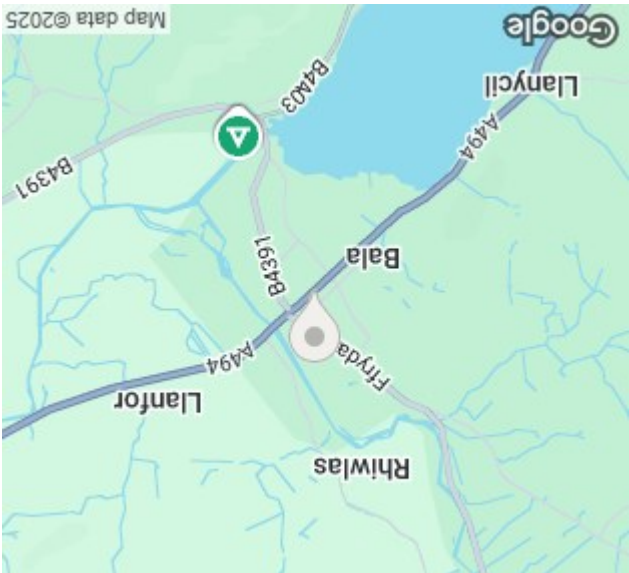




THESE PARTICULARS ARE THOUGHT TO BE MATERIALLY CORRECT THOUGH THEIR ACCURACY IS NOT GUARANTEED AND THEY DO NOT FORM PART OF ANY CONTRACT.

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.

EPC Awaited



Floor Plan Awaited