



# Tom Parry

Moelwyn Motors High Street, Blaenau Ffestiniog, LL41 3AJ

£130,000



## Moelwyn Motors High Street, Blaenau Ffestiniog, LL41 3AJ

Land adjacent to garage is available under separate negotiation if desired.

### Steel Framed Main Garage /Workshop

42'8" x 35'11" (13.03m x 10.95m)

with two roller shutter doors; fully equipped with two hydraulic ramps, break tester etc. and waste oil heater.

### Front Reception/General Office

14'11" x 12'9" average (4.55m x 3.90m average)

with a fitted counter and incorporating a Parts Store Room.

### Main Stores Room

19'7" x 15'4" (5.98m x 4.68m)

with stairway down to:

### Basement

being the former body shop with compressor, and further stores area with folding steel doors and access to rear services lane.

### Staff Canteen/Kitchenette

15'5" x 6'9" (4.70m x 2.06m)

with hot and cold stainless steel sink and base cupboards with work tops.

### OUTSIDE:

Front forecourt with canopy with approximately 60ft frontage.

Opposite the garage is a parcel of land having the benefit of planning permission for two dwellinghouses, which is currently used as a car parking display area.

### SERVICES:

Mains water, electricity [3 phase] and drainage.

### LOCAL AUTHORITY:

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

Snowdonia National Park, National Park Offices, Penrhyndeudraeth, Gwynedd, LL48 6LF. Tel: 01766 770274

### Auction Details

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

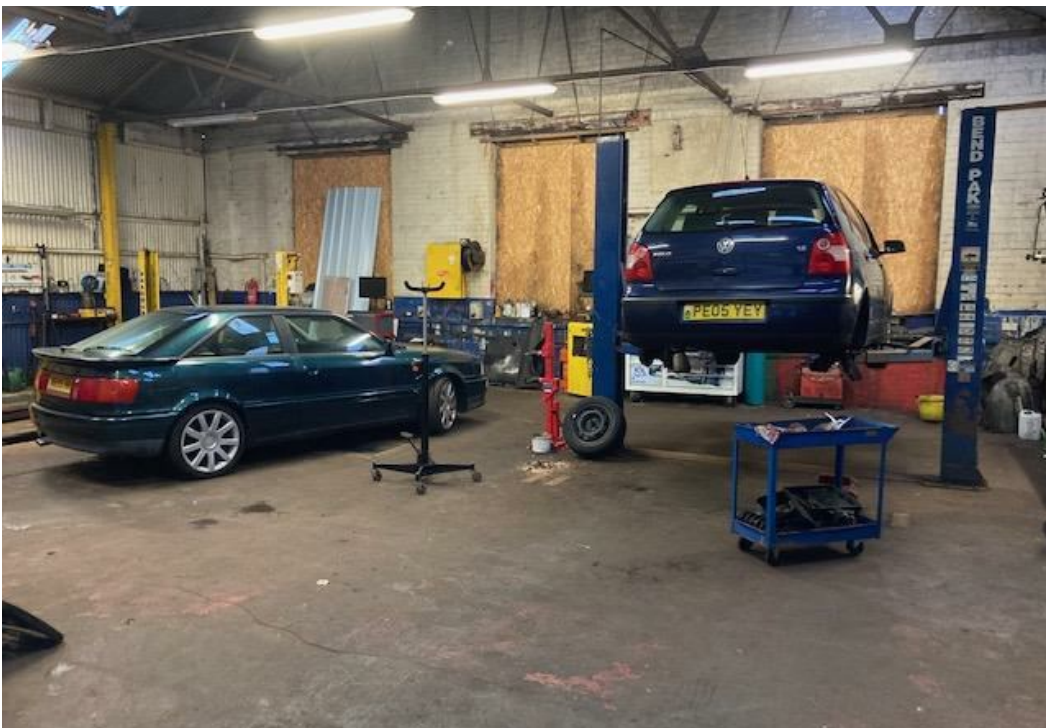
A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Any payment that will be received by the Agent or Auctioneer will be confirmed to you in writing before services are taken. Services are optional











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