



DAFYDD HARDY

PRYNU · GWERTHU · GOSOD BUY · SELL · LET

COMMERCIAL MASNACHOL

PENRHYNDEUDRAETH

Deudraeth Garage, Castle Street, Penrhyndeudraeth, Gwynedd, LL48 6AL

SALE OR LEASE: £290,000 or £26,000 PAX



DESCRIPTION

If you are in the motor trade and are seeking new premises, or a new business looking for premises, we would highly recommend that you view Deudraeth Garage. The property is prominently located on the A487 close to the centre of Penrhyndeudraeth, which enjoys a large surrounding catchment area in South Gwynedd, and also benefits from a constant flow of passing trade along the A487. Deudraeth Garage is a successful family business that was established in 1956 and deals primarily in car and van sales, servicing, repairs and MOTs, along with tyre replacement and repair.

Due to the prominent location on the A487, the premises are suited for a variety of other uses including retail (subject to relevant consents). The accommodation comprises of a Spacious Workshop and Showroom, 2 interconnecting Storage Rooms with a Miscellaneous mezzanine Storage Room above, 3 Offices and a WC with a Wash Basin.

Outside has the added benefit of a very generous forecourt that is utilised in part as a display area for vehicles that are for sale and the remainder for customer parking.



dafyddhardy.co.uk





LOCATION

The bustling town of Penrhyndeudraeth stands at the junction of two of the area's most important arterial roads, namely the A487 and the A485 that between them carry thousands of tourists to the many coastal and rural attractions to be found in this part of North Wales. With a variety of amenities, including public houses, restaurants and cafes, the town is notable stopping off point.

ACCOMMODATION

The premises provide the following approximate areas/dimensions:-

ACCOMMODATION	METRIC	IMPERIAL
Showroom	72.46 m ²	780 ft ²
Workshop	107 m ²	1154 ft ²
Office	6.04 m ²	65 ft ²
Office	2.38 m ²	46 ft ²
Store Rooms	27.75 m ²	299 ft ²
Overall	215.63	2344 ft²

Sale

The freehold is available at an asking price of £290,000. The vendor would consider leasing the premises at an asking rental of £26,000, subject to status and conditions. Full details are available from the agents.

EQUIPMENT

Stock at valuation if required.

RATES

We understand from our enquiries of the VOA website that the premises are assessed for Rates as follows:-

Rateable Value	TBC
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Dafydd Hardy gives no warranty that the values supplied or the sums of money expressed as being payable are accurate and the assignee should make their own enquires with the Local Rating Authority to confirm the figures quoted are correct.

Cymerwyd pob gofal wrth baratoi'r manylion hyn, ond eu diben yw rhoi arweiniad cyffredinol yn unig, ac ni ellir gwarantu eu bod yn fanwl gywir. Cofiwch dŷn os bydd unrhyw bwynt sy'n neilltuo o bwysig, neu dylid ceisio gwiriad proffesiynol. Brasman yw'r holl ddimensiynau. Nid yw cyfeiriad at ddarnau gosod a gosodiadau a/neu gyfarpar yn golygu eu bod mewn cyflwr gweithredol effeithlon. Darperir ffotograffau er gwybodaeth gyffredinol, ac ni ellir casglu bod unrhyw eitem a ddangosir yn gwnwysedig yn y pris gwerthu. Nid yw'r manylion hyn yn ffurfio contract na rhan o contract.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction.

VAT

Prices, outgoing and rentals are exclusive of, but may be liable to, VAT.

VIEWING

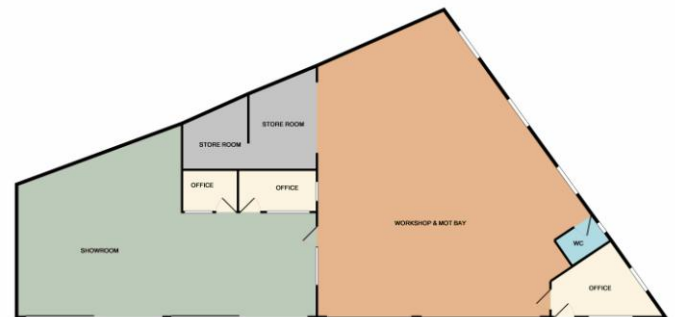
All arrangements to view the premises are strictly by prior arrangement with Dafydd Hardy.

Contact: Sarah Morton

Tel: 01286 676760

Email: sarahmorton@dafyddhardy.co.uk

SUBJECT TO CONTRACT



TOTAL APPROX FLOOR AREA 2156.34 SQM (2344 SQ FT)
DIMENSIONS SHOWN ARE APPROXIMATE AND SHOULD BE VERIFIED BY SURVEYOR
THESE PARTICULARS DO NOT CONSTITUTE A CONTRACT OR PART OF A CONTRACT

Energy Performance Asset Rating

More energy efficient



A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

90 This is how energy efficient the building is.

12 Y Maes, Caernarfon, Gwynedd LL55 2NF

Every care has been taken with the preparation of these particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of any fixtures fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.