



DAFYDD HARDY

PRYNU · GWERTHU · GOSOD BUY · SELL · LET

COMMERCIAL
MASNACHOL

RHOSTRYFAN,

Kendall , Rhostryfan, Caernarfon, Gwynedd LL54 7LR

For Sale: £95,000



LOCATION

Kendall is centrally located in the sought after village of Rhostryfan, close to the local primary school. This rural village is noted for being conveniently positioned some 4 miles from the town of Caernarfon. The local area consists of primarily open countryside and farmland with the A487 trunk road being a short drive away, giving access to the A55 at Bangor.

DESCRIPTION

Kendall is a semi detached bungalow premises located close to the centre of the village of Rhostryfan. Originally residential, the property was reconfigured and utilised as an outreach doctors surgery until recently. The accommodation, in its present configuration, comprises of an entrance porch, waiting room, reception office, consulting room, treatment room. There are staff and public WC facilities (DDA Compliant), and a rear entrance. Externally there is a lawned garden to the rear and a tarmacadamed off road parking area for approximately 6 cars to the side and front. The building would suit, subject to the relevant consents, use as therapy rooms, offices, or conversion back to residential use.





ACCOMMODATION

The premises provide the following approximate areas/dimensions:-

ACCOMMODATION	METRIC	IMPERIAL
Porch	2.68 m ²	28 ft ²
Waiting Room	7.98 m ²	85 ft ²
Reception Room	10.71 m ²	115 ft ²
Treatment Room	12.21 m ²	131 ft ²
Office	12.36 m ²	132 ft ²
Wc	2.92 m ²	31 ft ²
Wc	3.21 m ²	34 ft ²
Overall	52.07 m²	556 ft²



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 enquiries with the Local Rating Authority to confirm the figures quoted are correct.

LEGAL COSTS

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

VAT

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

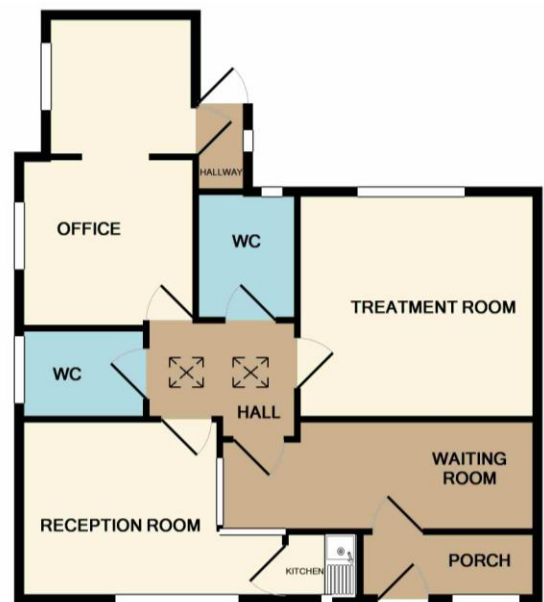
VIEWING

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

Contact: Sarah Morton

Tel: 01286 670 670

Email: sarahmorton@dafyddhardy.co.uk



Energy Performance Asset Rating

More energy efficient

A+

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

111 This is how energy efficient the building is.

12 Y Maes, Caernarfon, Gwynedd LL55 2NF | commercial@dafyddhardy.co.uk | 01286 676760

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 gynwysedig yn y pris gwerthu. Nid yw'r manylion hyn yn ffurfio contract na rhan o contract.

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.