



DAFYDD HARDY

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COMMERCIAL
MASNACHOL

PORTHMADOG

Retail Warehouse, Rear of 154 High Street, Porthmadog, Gwynedd, LL49 9NU
(SELLING DUE TO RELOCATION)

For Sale: £350,000



LOCATION

Porthmadog is a thriving coastal sailing and resort town and the principal town in south Gwynedd. It offers a wide range of shops, essential services and recreational facilities. The town lies on the A487, the Fishguard to Bangor trunk road and is served by two railway stations; the Cambrian Coast Line runs between Pwllheli and Machynlleth, and trains also run through to Shrewsbury, Wolverhampton and Birmingham. The Porthmadog Harbour Railway Station at the southern end of the High Street is the terminus of the Ffestiniog Railway and is also the southern terminus of the rebuilt Welsh Highland Railway from Caernarfon. The town is located some 25 miles from the A55 at Bangor.

DESCRIPTION

The property comprises of a level site of some .25 acres, together with a warehouse/retail unit of some 4461 sq ft and a large tarmacadamed forecourt providing ample parking. This town centre location is immediately adjacent to the towns Tesco store and has direct access onto the High Street as well as a secondary access onto the A497 and the out of town retail park. We understand the property benefits from an existing established use under A1 (Retail) and will be sold with vacant possession. It is our opinion that the site offers significant investment or redevelopment potential to a variety of future uses including restaurant, leisure or retail use and interested parties should make their own enquiries with the Local Authority. Selling due to relocation.



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ACCOMMODATION

The premises provide the following approximate areas/dimensions:-

ACCOMMODATION	METRIC	IMPERIAL
Showroom	341.08 m ²	3671 ft ²
Office 1	8.46 m ²	91 ft ²
Office 2	11.19 m ²	120 ft ²
Store Room	14.12 m ²	152 ft ²
Workshop	13.50 m ²	145 ft ²
Overall	388.35 m²	4,179 ft²



RATES

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

Rateable Value	£8,200
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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.

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:

Tel: 01286 676760

Email: commercial@dafyddhardy.co.uk

SUBJECT TO CONTRACT

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.

