

**DOVEY MARINE
COPPERHILL STREET
ABERDOVEY
LL35 0EW**

Grade	Band	Score
A+	85-100	92.50
A	80-84	87.50
B	75-79	82.50
C	70-74	77.50
D	65-69	72.50
E	60-64	67.50
F	55-59	62.50
G	50-54	57.50

Energy Efficiency Rating	Score	Points
A	92-100	35
B	81-91	23
C	69-80	15
D	55-68	10
E	49-54	7
F	35-48	5
G	1-34	3

Offers in the region of £450,000 Freehold



**Family owned and run for 52 years
Substantial retail premises and /or business
Sited in the centre of the village
With 2-3 bedroom apartment above
Offering potential for redevelopment**

This substantial and well presented property is ideally located in the centre of the village. Offering a large retail area with dual aspect frontage and entrances on both Copperhill Street and New Street. Built in 1828, originally a chapel and converted into a market hall before its conversion in 1972 into restaurant on one side and chandlery the other. Family owned and run for 52 years, in 1980 the restaurant aspect was closed and amalgamated into the present retail premises combining clothing and hardware. This currently offers a large area of display shelving, 2 changing rooms, staff cloakroom and storeroom. Above is a spacious 2-3 bedroom apartment refurbished in 2012, gas centrally heated with upvc double glazed windows and currently providing a rental income (1 bedroom currently used for storage). The building was re roofed in 2000. Dovey Marine is offering the potential to continue the current business or develop and reconfigure both commercial and residential areas to maximise income (subject to planning consent and permission).

Aberdovey is well known for its mild climate, sandy beaches and magnificent surrounding countryside. Sailing and all water sports are very popular and Aberdovey Yacht Club is in the centre of the village. For golfing enthusiasts there is Aberdovey Golf Club a championship course nearby. There is also a railway station which together with well maintained trunk roads provides easy access with the West Midlands within 2 hours travelling distance. Just over three miles away you have the coastal resort of Tywyn with a variety of shops, cinema, leisure centre, primary and high schools, cottage hospital and promenade.

RETAIL PREMISES 34'10 x 29'6
2 wood single glazed display windows and double doors to front, 4 doors and 2 windows to rear, 2 changing rooms, staff cloakroom and storage area, copious shelving, led lighting.

APARTMENT
Accessed off New Street via glazed wood double doors and stairs to 1st floor landing.

STOREROOM / FORMER BEDROOM 3 22'4 x 9'6
Upvc window to front.

Separate entrance to apartment;

OPEN PLAN LOUNGE / KITCHEN 24'5 x 17'11
2 upvc windows to rear, maple effect units, laminate work top, stainless steel sink and drainer, built in oven, gas hob and extractor over, plumbed for washing machine and dishwasher, gas boiler located here, part tiled walls, vinyl floor to kitchen area only. Door to inner hallway;

BATHROOM 7'10 x 5'10
W c, wash basin, bath with shower head handset and glass screen, tiled floor and walls, extractor light.

BEDROOM 1 14'9 x 10'6
Upvc window to front.

BEDROOM 2 14'11 x 8'7
Upvc window to front.

Agents note:
Further information regarding the business available on request.

COUNCIL TAX Apartment Band B

COMMERCIAL RATEABLE VALUE £13,750.

SERVICES
Mains water, gas, electricity and main drainage are connected.

VIEWING By appointment only with Welsh Property Services, Cambrian House, High Street, Tywyn, Gwynedd. LL36 9AE. 01654 710 500 or email: info@welshpropertyservices.com

MONEY LAUNDERING REGULATIONS
You will need to provide identity evidence in the form of passport/driving licence or utility bill with mpan number visible on putting forward an offer.

DISCLAIMER
These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of an offer or a contract. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending purchaser should satisfy him/herself by inspection of the property or otherwise as to the correctness of each of the statements prior to making an offer. No person in the employment of Welsh Property Services has any authority to make or give any representation or warranty whatsoever in relation to this property.

LASER TAPE CLAUSE
All measurements have been taken using a laser tape measure and therefore may be subject to a small margin of error.





