



Tom Parry

58, High Street, Criccieth, LL52 0HB

£290,000

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A fantastic opportunity to purchase this thriving family business located in the centre of the busy seaside town of Criccieth. If you are yearning for a move from the city to a stunning coastal location then this could be your opportunity. Currently operated as a successful news agency, this property also has the benefit of added living accommodation over lower ground and two upper floors. With opportunity to change the use (subject to the requisite statutory consents) to a different commercial use or keep the existing business going, we highly recommend viewing this property.

The business is operated off the ground floor with a store room to the rear. To the lower ground floor there is a large open plan kitchen/diner with a sitting room and also further storage at the rear, with access to a rear yard and the back entrance of the property. To the upper floors there are three bedrooms, a living room and a bathroom that opens onto a balcony to enjoy stunning views towards the Castle and sea.

Our Ref: C325

ACCOMMODATION

LOWER GROUND FLOOR

Open Plan Kitchen/Diner & Sitting Room

The kitchen benefits from a range of fitted wall and base units with worktops over; space for a "Rangemaster" gas oven with extractor over; space and plumbing for a washing machine and tumble drier and a one and a half bowl stainless steel sink and drainer.

The dining area and sitting room area has a wood effect laminate floor; painted tongue and groove timber panelling to some walls; a TV point and radiator.

Rear Storage Area

This area has built in shelving and access to the private rear yard and back door

GROUND FLOOR

Retail Area

Currently fitted out as a successful newsagents; hard wearing flooring, shop front and fully racked out storage area

Rear Stock Room

With radiator

FIRST FLOOR

Landing

Living Room

With wood effect laminate flooring; double glazed windows to the front; TV point and radiator

Bathroom

With a three piece suite including panelled "P" shaped bath; pedestal washbasin; low level WC;

large shower cubicle; feature tongue and groove painted wall panelling and built in airing cupboard. Door out to balcony.

SECOND FLOOR

Landing

Bedroom 1

With stunning views of the sea and Castle; carpet and radiator

Bedroom 2

With built in storage; loft access; carpet and radiator

Bedroom 3

With carpet and radiator

EXTERNAL AREAS

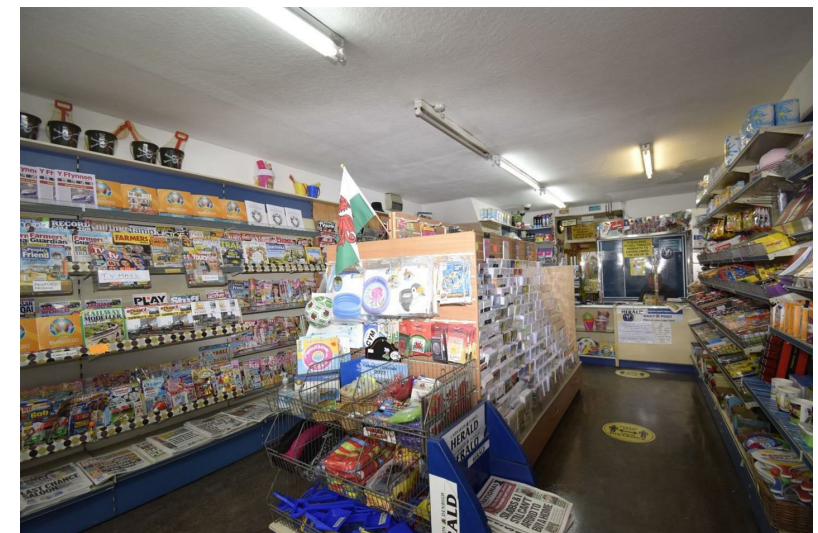
There is a small private yard to the rear of the property accessed from the lower ground floor with undercroft storage area.

From the first floor there is a private decked balcony with timber balustrading and views towards the Castle and sea.

SERVICES

All mains services connected. A new boiler fitted in March 2022.

The property has a fully operational security system with CCTV and smoke detection throughout,





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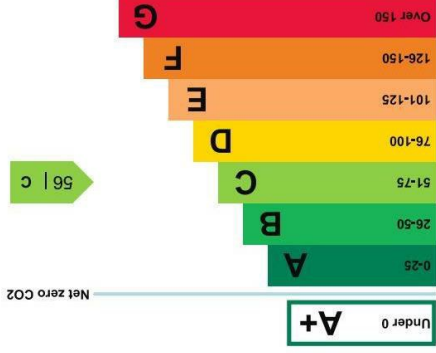
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tomparry.co.uk



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working ability.

NOTE: The Agents have not tested any electrical installations, central heating system or other appliances and services referred to in these particulars and no warranty is given as to their



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