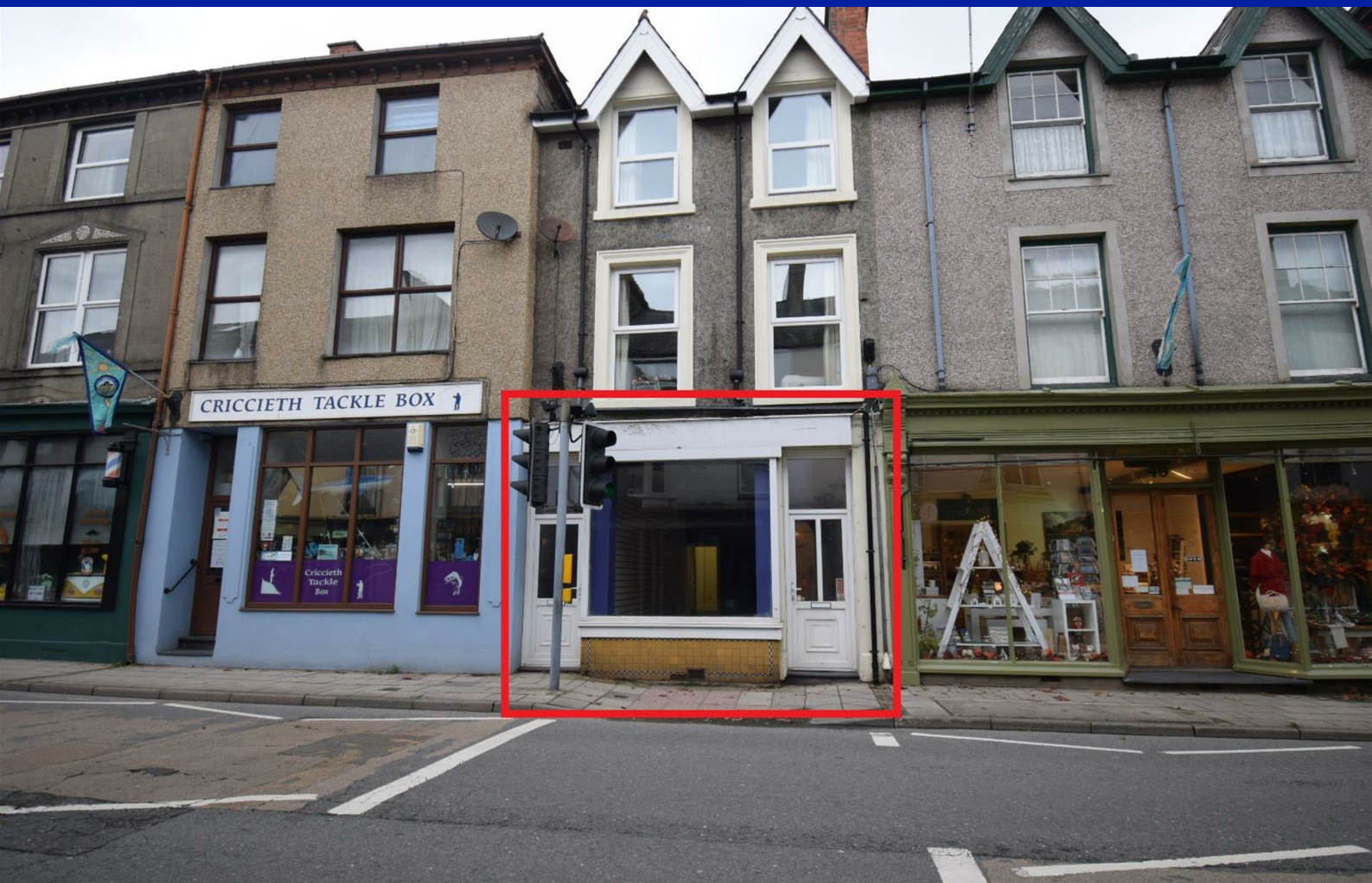


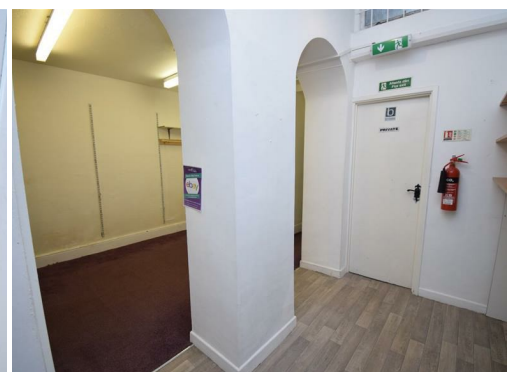
Tom Parry



47 High Street, Criccieth, LL52 0EY

£79,000

- Retail Ground Floor Shop
- Storeroom, Kitchenette and WC
- Prime High Street Location
- Ideal Investment Opportunity
 - Short walk to beach
 - Share of freehold



Tom Parry & Co are delighted to offer the opportunity to purchase a ground floor high street shop premises in a prime high street location in the centre of the popular seaside town of Criccieth.

The property comprises the main retail area with large shop window, a secondary retail area as well as ancillary storage and welfare facilities.

Ref: C367

GROUND FLOOR SHOP

Main Retail Area

with large shop window to front; shop racking; laminate flooring; night storage heater

Rear Retail Area

with shop racking and fitting room; part carpet/part vinyl flooring

Kitchenette

with stainless steel sink and drainer unit; water heater; vinyl flooring; door to rear yard

Rear Store

with quarry tiled floor; window and door to yard

WC

with low level WC

Store Room

EXTERNALLY

The property is accessed directly off the High Street.

At the rear there is a small rear yard with right of access to road at rear.

SERVICES

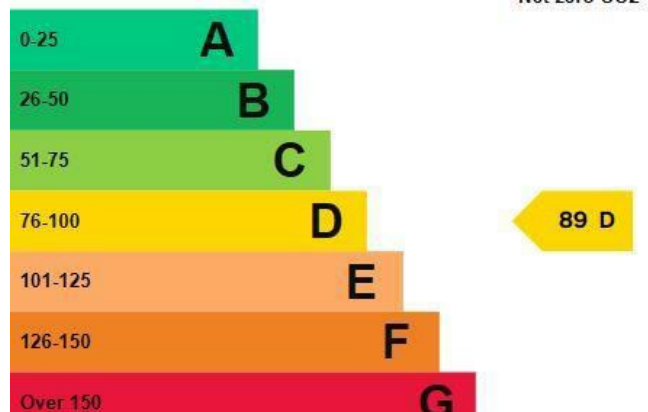
Mains Services

MATERIAL INFORMATION

Tenure: Share of Freehold - ground floor only

Business Rates Apply - Current Rate £3,900

Floor Plan Awaited



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 working ability.

THESE PARTICULARS ARE THOUGHT TO BE MATERIALLY CORRECT THOUGH THEIR ACCURACY IS NOT GUARANTEED AND THEY DO NOT FORM PART OF ANY CONTRACT.



Tom Parry

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