

# Tom Parry



**77 High Street, Porthmadog, LL49 9EU**

**£100,000**

- Prime High Street Location
- Retail Ground Floor Shop
- Storeroom, Kitchenette and WC
- Ideal Investment Opportunity
  - Spacious Basement
  - 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 Porthmadog.

The property comprises the main retail area with double fronted shop window, basement, kitchenette and a spacious store room located to the rear of the property, as well as welfare facilities.

**Our Ref: P1481**

#### ACCOMODATION

All measurements are approximate

#### GROUND FLOOR

##### Main Retail Area

with fittings; shop racking; tiled flooring; door to rear

##### Kitchenette

with single drainer, work top and cupboard

#### FIRST FLOOR

##### Toilet Room

with low level WC and wash hand basin

#### BASEMENT

##### Room 1

with slate flooring

##### Room 2

with slate flooring

#### EXTERNALLY

The property is accessed directly off the High Street.

At the rear there is detached store room.

#### Detached Store Room

#### SERVICES

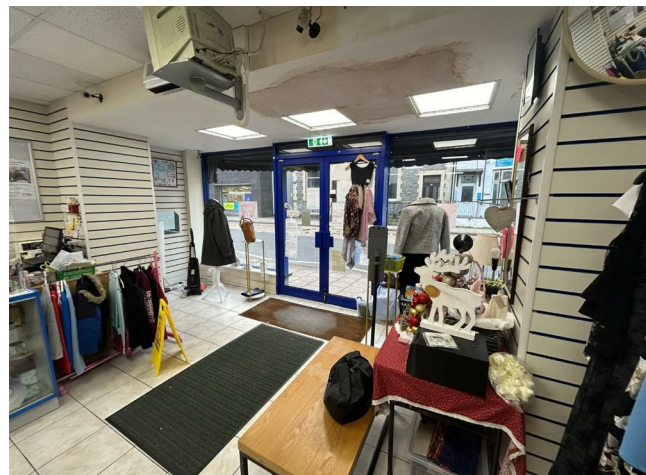
Mains Water, Electricity & Drainage

#### MATERIAL INFORMATION

Freehold of entire property offered for sale.

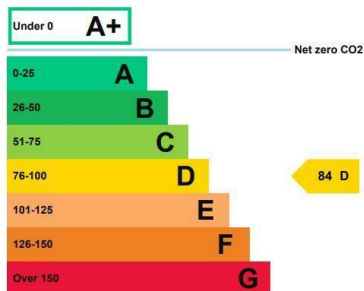
Flat above is held on a 999 year lease dated from 1st January 2017 up to and including 31st December 3015.

Property currently let to charity retailers with rents of £10,500pa. Tenant vacating March 2024.



Floor Plan Awaited

This property's energy rating is D.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

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.



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