

# Tom Parry



**29 High Street, Porthmadog, LL49 9LR**

**£125,000**

- High Street property
  - Prime Location
- Potential for development
  - First Floor Storage Area
- Separate access to first floor possible
- Offered for sale with vacant possession

Nestled in the heart of Porthmadog, this commercial property on High Street presents an exciting opportunity for entrepreneurs and business owners alike. With vacant possession, you can take immediate control of this versatile space, allowing you to tailor it to your specific needs.

The premises boast a generous storage area on the first floor, providing ample room for inventory or equipment. Additionally, there is significant potential to expand further by utilising the space above, making it an ideal choice for those looking to grow their business. The separate access to the rear enhances convenience, but also adds potential for development/conversion of the upper floors, subject to obtaining the requisite statutory consents.

Porthmadog is a vibrant harbour town known for its rich history and stunning scenery, making it an attractive location for both locals and visitors. This property is perfectly positioned to benefit from the foot traffic of High Street, offering excellent visibility for your business.

Our Ref: P1547

ACCOMMODATION

All measurements are approximate

GROUND FLOOR

Retail Area

with display bay window to the front; carpet flooring and heater over door to rear storage area

Rear Storage Area

over split levels with carpet and vinyl flooring and windows to the side

Kitchenette

with a range of fitted wall and base units; stainless steel sink and drainer and door to rear hallway

Rear Hallway

with access to rear service lane and also to small yard area where the first floor is accessed

WC

with low level WC & wash basin

FIRST FLOOR

Front Store Room

with window to front enjoying views over the park and loft access. The loft has dormer windows and offers potential to extend up another floor. The loft space is boarded and could be turned into a further room.

Rear Store Room

with window to rear

SERVICES

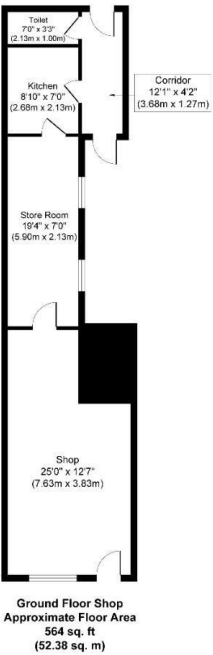
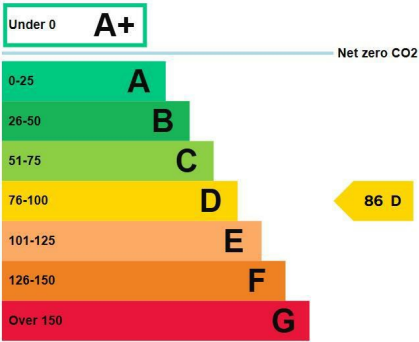
Mains electricity, water and drainage. Electrics between first and ground floor appear to be split.

MATERIAL INFORMATION

Tenure: Freehold

Business Rates: £6,400pa

This property's energy rating is D.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. The measurements should not be relied upon for valuation, transaction or other funding purposes. The plan is for business purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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