



Tom Parry

1 Church Street, Beddgelert, LL55 4YA

£495,000

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Tom Parry & Co are delighted to offer for sale this popular cafe/restaurant business with spacious living accommodation over, nestled in the picturesque village of Beddgelert. Sold as an ongoing concern, this charming commercial & residential property presents a unique opportunity for those seeking to invest in a much-loved family business. The establishment boasts a prime streamside location, offering a serene and inviting atmosphere that is sure to attract both locals and visitors alike.

The property features two spacious restaurant areas to the ground floor and a large outdoor terrace and servery to the rear; perfect for creating a warm and welcoming environment for patrons. Living accommodation is available to the first floor, with a good sized living room and three well-appointed bedrooms, allowing for convenient and comfortable living arrangements for the owners or staff.

As a fully licensed establishment, this property is ready for immediate operation, making it an ideal choice for entrepreneurs looking to step into a thriving business within this popular Snowdonian village. The combination of a successful restaurant and comfortable living space creates a rare opportunity to embrace the vibrant community and stunning natural surroundings that Beddgelert has to offer.

This property is not just a business; it is a lifestyle choice, allowing you to immerse yourself in the beauty of the Welsh countryside while running a successful venture. Whether you are looking to expand your portfolio or embark on a new journey, this commercial property in Beddgelert is a remarkable find that should not be missed.

Our Ref: P1573

INVESTMENT HIGHLIGHTS

~ Prime riverside location, with fantastic foot fall on and off season.

~ Caffi Colwyn Ltd has been run by the current proprietors since 2014.

~ The business is fully licenced for eat in and take away food and drinks; which was originally open 9am-9pm though this has reduced since. Currently operates 6 days a week from 9am-5.30pm in the summer season and 5 days a week off season.

~ 36 covers internally, 44 covers at the rear, 10 at the front.

ACCOMMODATION

All measurements are approximate

FIRST FLOOR LIVING ACCOMMODATION

Landing

with wood effect laminate flooring and airing cupboard housing hot water tank with immersion fitted

Living Room

with feature stone wall and log burning stove; carpet flooring; far reaching countryside views and 'jack and jill' style door with access to bedroom 2

Bedroom 1

with views over the river; wood effect laminate flooring; deep built in wardrobe; wash hand basin and modern electric radiator

Bedroom 2

with dual aspect windows; wood effect laminate flooring and modern electric radiator. This room can be accessed from the landing and the living room and was formally used as the kitchen.

Bedroom 3

with views to the river; wash basin on vanity; wood effect laminate flooring and modern electric radiator

Bathroom

with panelled bath with glass screen and shower over; low level WC; wash basin set in vanity unit and heated towel rail

GROUND FLOOR - RESTAURANT

Internally, this space has been conveniently split to allow two separate restaurant areas or a restaurant and a shop, as has been the previous use.

Front Restaurant Area

with glazed frontage; wood effect laminate flooring; feature stone wall with inset ingelnook and currently set up for 18 covers

Side Restaurant Area

with window to the side; wood effect laminate flooring; built in storage cupboard; stairs to the first floor and currently set up for 18 covers

Front Porch

with access from the street; cloak storage; fire alarm panel and electrical fuse boards

Reception Area

with bespoke fitted counter and access to accessible WC to the side

Commercial Kitchen

with a range of stainless steel kitchen worktops and appliances, including but not exclusively, ovens, dishwashers, microwaves; fryers; fridges etc within fully equipped kitchen; panelled walls; HVAC system and door to rear

OUTSIDE AREA

'Shepherds Hut' Servery & Outdoor Seating Area

fully equipped for serving hot and cold drinks to riverside outdoor seating area; serving counter to the front; large seating area with seating for 44 covers with gated access from the riverside

Front Seating Area

with patio seating for 10 covers.

Storage Areas

with external store housing walk in freezer and shelving for stock; separate shed with power and plumbing for washing machine and tumble dryer and further store shed and bin store area

SERVICES

Mains water, electricity and drainage. LPG gas supplying the kitchen.

MATERIAL INFORMATION

Tenure: Freehold - business being sold as an ongoing concern

Council Tax: Band B for living accommodation and business rates apply to commercial areas

Account information available on request.







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.

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 mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative 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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