

# Tom Parry



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

**£75,000**

- Prime retail premises
- Opens up onto High Street
  - Sold with contents
- First floor storage area
- Fully fitted with kitchen equipment

Tom Parry & Co are delighted to offer for sale this fantastic retail property, which offers a prime high street location that is sure to attract both locals and visitors alike. With its prominent position, the property benefits from high foot traffic, making it an ideal spot for any business venture.

This establishment has been a much-loved family business, cherished by the community for its warm atmosphere and quality offerings. The successful takeaway has built a strong reputation over the years, providing a solid foundation for continued growth and success.

With its established customer base and prime location, this retail space is perfect for those looking to invest in a vibrant community.

**Our Ref: P1584**

**ACCOMMODATION**

All measurements are approximate

**Front of House Area**

7'10" x 9'10" (2.4 x 3)

with countertop accessible via bi-folding doors from the street and tiled flooring

**Kitchen Area**

10'5" x 9'10" (3.2 x 3)

with a range of fitted fryers, fridges and worktop areas; tiled walls and tiled floors. Drop down hatch to first floor storage room accessible by drop down ladders.

**Back of House Area**

9'9" x 12'4" (2.993 x 3.778)

with tiled floors and walls; stainless steel counters and fryers. Staff WC and wash basin and door to rear service road.

**MATERIAL INFORMATION**

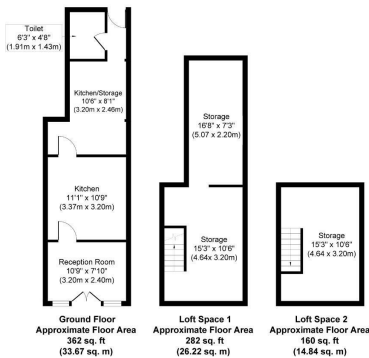
Tenure: Freehold

Business Rates Apply. Current Rateable Value: £4,900

Sold with contents, though not as an ongoing concern.

**SERVICES**

All mains services.



Whilst every effort has been made to ensure the accuracy of the floor plan contained here, measurements of items, windows, doors and any other items are approximate and no responsibility is taken for any error, omission, or mis-estimate. 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. Copyright V260 Ltd 2025 | www.houseviz.com

EPC 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.

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