

Tom Parry



Market Square, Tremadog, LL49 9RB

£150,000 or £12,000pa

- *FOR SALE OR TO LET*
- Large commercial premises
- Open plan versatile space
 - Steeped in history
- Fantastic facade with amazing views over Tremadog



Tom Parry & Co are delighted to offer for sale this versatile commercial property, nestled in the heart of Market Square, Tremadog. This remarkable Grade II* listed commercial property offers a unique opportunity for those seeking to invest in a space steeped in history. With its charming façade and rich heritage, this property presents a blank canvas, allowing you to bring your vision to life in a setting that is both inspiring and distinctive.

The interior, while currently unoccupied, provides ample scope for creative development, whether you envision a restaurant, a boutique shop, or an office space that reflects the character of the local area. The open plan layout allows for flexibility in design, enabling you to tailor the space to meet your specific needs.

Tremadog itself is a vibrant community, known for its picturesque surroundings and welcoming atmosphere. The property's location in Market Square ensures high visibility and foot traffic, making it an ideal spot for any commercial venture.

This is not just a property; it is a piece of history waiting to be revitalised. If you are looking for a unique opportunity to establish your business in a location that combines charm with potential, this Grade II* listed property in Tremadog is certainly worth considering. Embrace the chance to create something special in a place that has stood the test of time.

Our Ref: P1586

ACCOMMODATION

All measurements are approximate

GROUND FLOOR

Open Plan Area

42'8" x 23'0" overall (13.017 x 7.012 overall)

with decorative glazed frontage; feature stone walls; timber slatted ceiling and carpet flooring

Office

9'10" x 18'9" (3.010 x 5.739)

with carpet flooring

FIRST FLOOR

Open Plan Area

24'3" x 42'0" (7.402 x 12.825)

with tall feature arched windows enjoying stunning views over Tremadog; fitted benching and built in storage

Kitchen

8'4" x 12'2" (2.549 x 3.709)

with a range of base units and stainless steel sink and drainer

Bathroom

with low level WC; wash hand basin; shower; fitted benching and fitted store cupboard

EXTERNALLY

Small courtyard area to the front of the property.

MATERIAL INFORMATION

Offered for sale or for rent.

Rental offers in the region of £12,000pa.

Freehold offered for sale.

Business Rates Apply.

Grade II* Listed

Note there is a further storage space between the ground and first floor that is accessible off the staircase but is not full height.

SERVICES

All mains services. Gas fired central heating.

Floor Plan Awaited

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.

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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01766 512505
tomparry.co.uk