



Waverley, 17 Church Street, Blaenau Ffestiniog LL41 3HB

Offers in the region of £65,000

- A spacious retail premises
- Prominent position close to the town centre
- Useful basement store rooms with access to the rear
 - Part uPVC double glazing
 - Gas fired central heating
 - Useful attic store rooms
 - The property is freehold

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Tom Parry & delighted to offer for sale this sizeable, inner terrace retail premises with an overall shop frontage of 16', situated in a prominent position on Church Street and close to the town centre. The property has the benefit of gas fired central heating, part uPVC double glazing and useful basement and attic store rooms.

Ref: BF1291

The **ACCOMMODATION** comprises:-
(all measurements approximate)

Ground Floor

Retail Area

24'1" x 15'3" (7.35m x 4.65m)

with display panelling, stainless steel sink, radiator, door and stairs leading to the Lower Ground Floor

Through Retail Area

19'10" x 11'4" (6.07m x 3.47m)

with display panelling, stainless steel single drainer double bowl sink unit, radiator

Lower Ground Floor

Basement Store Room 1

21'7" x 14'9" (6.60m x 4.50m)

with fitted shelves, radiator, door opening to the rear

Inner lobby

with door opening to the rear

Independent w.c.

with wash hand basin

Basement Store Room 2

15'1" x 11'4" (4.61m x 3.46m)

with fitted shelves, "Worcester" wall mounted gas fired central heating boiler, radiator

First Floor

Landing

Retail Area

22'2" x 15'9" (6.77m x 4.81m)

with display panelling, changing cubicle, laminated flooring, 2 radiators, door leading to the attic

Rear Store Room

12'0" x 8'4" (3.66m x 2.56m)

with radiator

Staff Room/Kitchen

8'9" x 7'3" (2.68m x 2.22m)

with base units including single drainer stainless steel sink unit, work top and tiled surrounds

Attic Rooms

Landing with radiator, 3 attic rooms plus bathroom/w.c.

Outside

Car parking space for 1 car

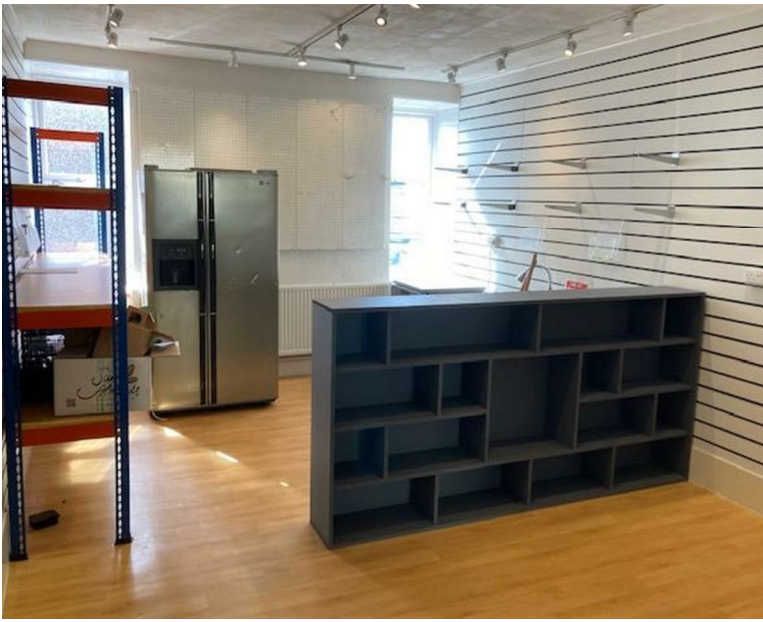
Services

All mains services

Council Tax

Cyngor Gwynedd Council

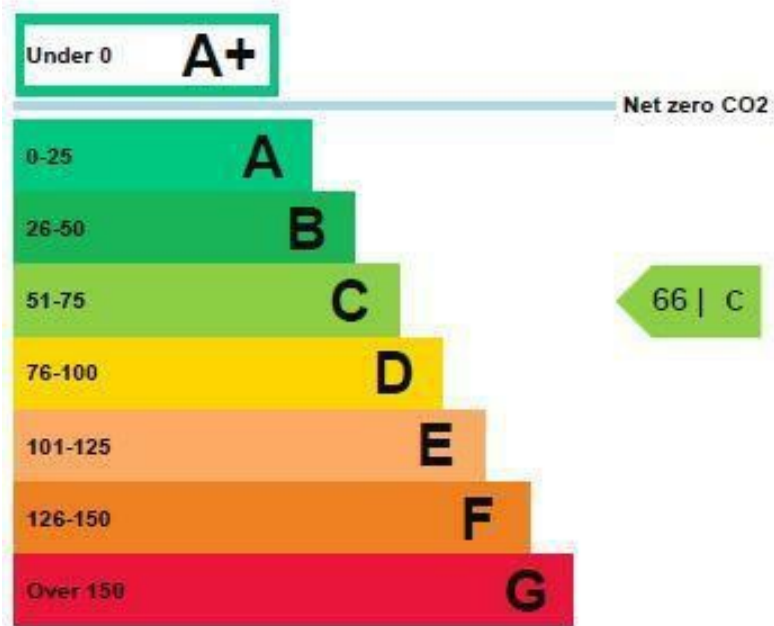




Tom Parry

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This property's current energy rating is C.



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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