



Tom Parry

The Old Rectory Church Street, Blaenau Ffestiniog, LL41 3HB

Offers in the region of £99,000

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Nestled in the heart of Blaenau Ffestiniog, this impressive large stone-built commercial property on Church Street presents a remarkable opportunity for those seeking a versatile space for business use. With ten generously sized reception rooms, this building offers ample room for various office configurations, making it ideal for a range of enterprises.

The property features essential kitchen and bathroom areas, ensuring that all necessary amenities are readily available for both staff and clients. Its convenient central location on the edge of town provides excellent accessibility, making it easy for customers and employees to reach your business.

The spacious layout of this commercial building allows for creative flexibility, whether you envision a bustling office environment or a more tranquil setting for client meetings. The potential for this property is vast, and it is perfectly suited for those looking to establish or expand their business in a thriving community.

In summary, this commercial property on Church Street is a prime opportunity for any business owner looking to make their mark in Blaenau Ffestiniog. With its strategic location, ample space, and essential facilities, it is a must-see for anyone serious about their business ambitions.

BF1506

ACCOMMODATION

(all measurements approximate)

GROUND FLOOR

Entrance Hallway

with 2 radiators, double doors, carpet flooring, stairs to first floor

Room 1

4.61 x 3.69 (15'1" x 12'1")

with tiled mantelpiece, 1 radiator, carpet flooring

Room 2

4.61 x 3.69 (15'1" x 12'1")

with tiled mantelpiece, 1 radiator, carpet flooring

Inner Hallway

with carpet flooring, exit door

Room 3

4.70 x 3.42 (15'5" x 11'2")

with tiled mantelpiece, 1 radiator, laminate flooring,

Room 4

4.86 x 5.36 (15'11" x 17'7")

with 1 radiator, carpet flooring

Kitchen

3.74 x 2.65 (12'3" x 8'8")

with hot and cold stainless steel sink, wall and base units, oven and hob with hood over, wash hand basin, partly tiled walls, 1 radiator, vinyl flooring, door out to rear

Storage Room

2.31 x 3.44 (7'6" x 11'3")

with fitted shelving, partly tiled walls

Independant WC

with wash hand basin, WC, partly tiled walls

FIRST FLOOR

Room 5

4.50 x 4.29 (14'9" x 14'0")

with 1 radiator, carpet flooring, shelving

Room 6

4.63 x 5.30 (15'2" x 17'4")

with mantelpiece, 1 radiator, carpet flooring

Room 7

3.07 x 3.44 (10'0" x 11'3")

with 1 radiator, carpet flooring

Small Kitchen Area

with hot and cold stainless steel sink, worktops, storage cupboard

Bathroom

with panelled bath, shower unit, wash hand basin, 1 radiator, vinyl flooring

Independant WC

with wash hand basin, WC, carpet flooring

Room 8

3.44 x 4.35 (11'3" x 14'3")

with mantelpiece, 1 radiator, carpet flooring, built in storage cupboard

Office

4.34 x 3.42 (14'2" x 11'2")

with mantelpiece, 1 radiator, carpet flooring, storage room

EXTERNALLY

Small rear yard

Three block built store sheds

Boiler room

SERVICES

All mains services?

MATERIAL INFORMATION

Tenure - Freehold - to be sold with vacant possession

Council Tax - deleted (charity in situ)

'In accordance with our client's charitable status (Registered Charity Number: 1142813), the property may remain on the open market until exchange of contracts; our clients reserve the right to consider any other offer which is forthcoming'.

Please note there are residential conversion possibilities subject to obtaining statutory consents.

COVENANTS

The sale is subject to the following restrictive covenants:

1. Must not be used for Religious use
2. Must not be used for Immoral, sacrilegious, offensive or noisy purposes; use for the occult or psychic mediums; or any use which may cause nuisance or annoyance to the vendor or the use of any retained land where present;
3. The property shall cease to be called "The Vicarage" or "The Rectory", as the case may be, and shall not be called by any name expressing or implying it to be or to have been the residence of a Minister of Religion and in particular it shall not be called "The Old Vicarage" or "The Old Rectory".

Where near to an open church:

4. The purchaser must not make or suffer or allow to be made any complaint or bring action about the noise or disturbance caused by the ringing of any bell or bells in the neighbouring church vested in the Transferor.

5. If the property is sold to another party (the acquiring party), the purchaser will enter into a contract with the acquiring party and the Representative Body to the effect that the acquiring party will accept and uphold the covenants contained in the original conveyance and incorporate the same clause in the terms of any contract with any successive purchaser.







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.

