

Tudor

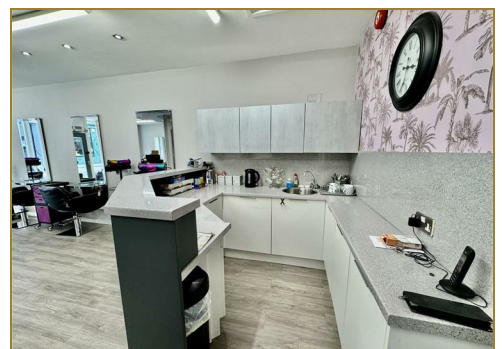
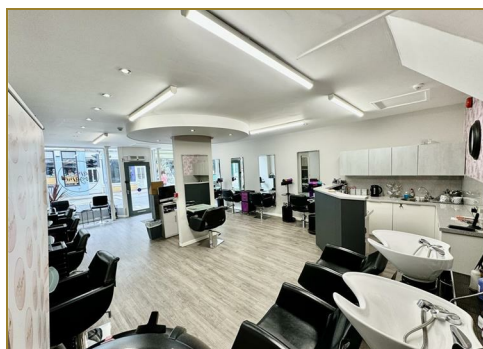
syrfewyr siartredig | gwerthwyr eiddo | rheolwyr meddiannau
chartered surveyors | estate agents | property managers



44, High Street, Criccieth, LL52 0EY

£380,000

- Substantial Investment Property
- Popular Seaside Town
- Shop & Five Flats
- Prominent High Street Location
- Freehold
- Subject to Occupation



44 High Street, Criccieth, LL52 0EY

Mae plaser gan Gwerthwyr Eiddo Tudor ag Syrfewyr Siartredig gynnig yr Eiddo Sylweddol yma Ar Werth sydd yn cyfle gwych i buddsoddwyr. SUBSTANTIAL INVESTMENT PROPERTY situated in an excellent prime location in this thriving seaside town. Criccieth is a popular seaside town on the south side of the glorious Llyn Peninsula offering a great choice of amenities including beach, golf course, shops, cafes, pubs & restaurants. The property presents an excellent investment opportunity offering an attractive high return and briefly comprises of the following:

Ground Floor Shop with excellent frontage to the High Street which is occupied by a well established hair salon business known as Igam Ogam for over 20 years.

Five Self-Contained Flats all presently occupied, briefly comprising: Flat 1 & 2 on the first & second floor above shop, both with, Kitchen. Lounge. Shower Room. Two Bedrooms. Flat 3 on the lower ground floor of shop - Kitchen. Bedroom.

Lounge. Kitchen. Y Cwrt Bach Ground & First Floor Flats (located at the rear) Benefiting from recent grant-funded improvements, the property now features solar panels, upgraded insulation, and a new central heating system offering lower running costs. Both with, Kitchen. Lounge. Shower Room. Two Bedrooms.

Contact us to schedule a viewing to see what this investment premises has to offer.

GROUND FLOOR - HAIR SALON

Shop 18'1 x 30'9 (5.51m x 9.37m)

Fitted out for hairdressing with excellent frontage to the High Street. Door leading to rear exit and steps down to:

BASEMENT - HAIR SALON

Toilet

Low level w.c. Washbasin.

Staff Kitchen 9'3 x 20'9 (2.82m x 6.32m)

COMMUNAL HALLWAY

Separate entrance from the High Street.

ROOM WITH POTENTIAL 10'8 x 17'2 (3.25m x 5.23m)

FIRST FLOOR - FLAT 1

Comprising:

Kitchen 6'3 x 13'8 (1.91m x 4.17m)

Views towards the Castle.

Lounge 10'7 x 15'9 (3.23m x 4.80m)

Bedroom 9'10 x 15'2 (3.00m x 4.62m)

Bedroom/Dining Room 11'6 x 10'10 (3.51m x 3.30m)

Plus bay window.

Shower Room 7'5 x 9'5 (2.26m x 2.87m)

SECOND FLOOR - FLAT 2

Kitchen 6'3 x 10'4 (1.91m x 3.15m)

Views towards the Castle.

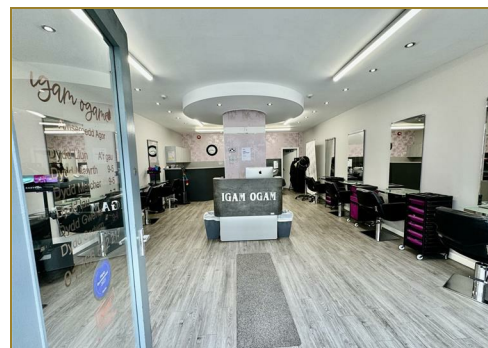
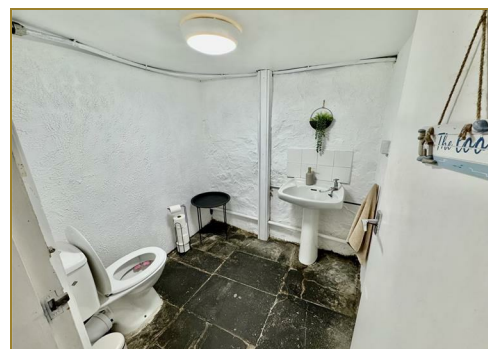
Lounge 11'2 x 17'1 (3.40m x 5.21m)

Bedroom 10'11 x 15'5 (3.33m x 4.70m)

Shower Room 6'5 x 5'0 (1.96m x 1.52m)

Bedroom 9'9 x 13'11 (2.97m x 4.24m)

LOWER GROUND FLOOR - FLAT 3



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Hall

Stairs to first floor.

Bedroom 10'0 x 9'11 (3.05m x 3.02m)

Bathroom 7'6 x 5'6 (2.29m x 1.68m)

Landing

Lounge 10'1 x 16'11 (3.07m x 5.16m)

Kitchen 5'5 x 8'1 (1.65m x 2.46m)

Y CWRT BACH AT THE REAR

GROUND FLOOR - FLAT 1

Inner Hall

Kitchen 6'9 x 8'10 (2.06m x 2.69m)

Lounge 15'0 x 19'7 (4.57m x 5.97m)

Shower Room 7'7 x 5'4 (2.31m x 1.63m)

Bedroom 7'7 x 7'5 (2.31m x 2.26m)

Bedroom 10'5 x 9'2 (3.18m x 2.79m)

FIRST FLOOR - FLAT 2

Approached by external staircase.

Porch

Kitchen 6'10 x 9'10 (2.08m x 3.00m)

Lounge 15'2 x 20'5 (4.62m x 6.22m)

Rear Hall

Bathroom 8'3 x 5'0 (2.51m x 1.52m)

Bedroom 11'2 x 5'0 (3.40m x 1.52m)

Bedroom 8'2 x 7'0 (2.49m x 2.13m)

SCHEDULE OF OCCUPATION & RENT

Shop - Subject to Lease - £650.00 per calendar month.

Flat 1 Above Shop - Occupational Contract - £460.00 per calendar month.

Flat 2 Above Shop - Occupational Contract - £460.00 per calendar month.

Flat 3 Lower Ground Floor - Occupation Contract - £335.00 per calendar month.

Y Cwrt Bach Ground Floor Flat 1 - Subject to Regulated Tenancy - £460.00 per calendar month.

Y Cwrt Bach First Floor Flat 2 - Subject to Regulated Tenancy - £230.00 per calendar month.

EPC

Shop - Energy Rating 'B': <https://find-energy-certificate.service.gov.uk/energy-certificate/4653-5443-6023-4311-2806>

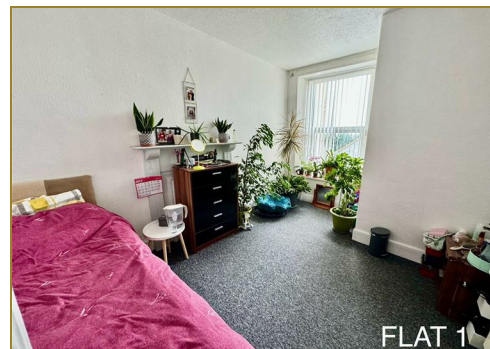
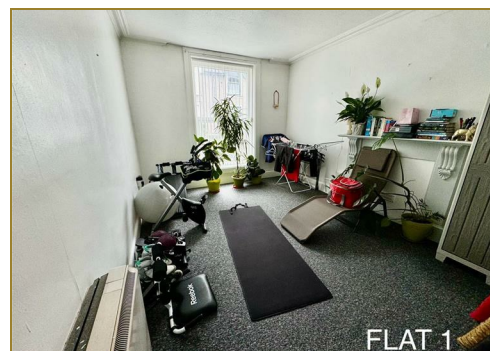
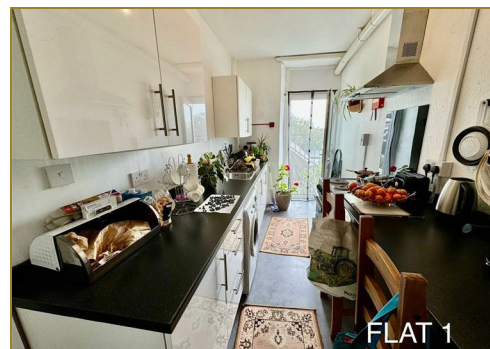
Flat 1 - Energy Rating 'C': <https://find-energy-certificate.service.gov.uk/energy-certificate/8498-6727-8050-5179-0996>

Flat 2 - Energy Rating 'C': <https://find-energy-certificate.service.gov.uk/energy-certificate/9498-6000-6267-8518-7930>

Flat 3 - Energy Rating 'E' <https://find-energy-certificate.service.gov.uk/energy-certificate/8628-7727-5470-8639-7992?print=true>

Y Cwrt Bach Flat 1 - Energy Rating 'D': <https://find-energy-certificate.service.gov.uk/energy-certificate/0370-2190-6440-2995-8855>

Y Cwrt Bach Flat 2 - Energy Rating 'C': <https://find-energy-certificate.service.gov.uk/energy-certificate/9706-3048-7204-7695-9204>



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SERVICE

We understand that mains water, drainage and electricity are connected to the property. Prospective purchasers should make their own enquiries as to the suitability and adequacy of these services.

TENURE

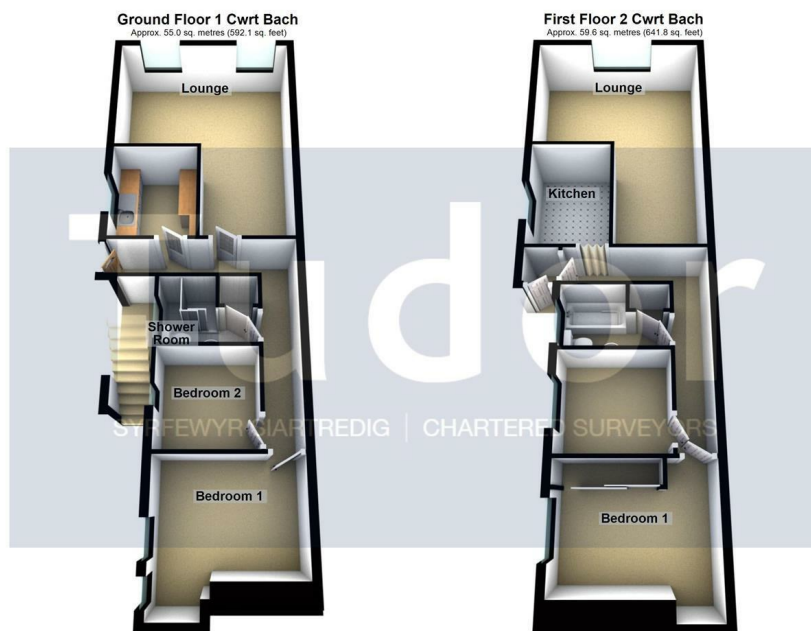
We understand that the property is freehold, sold subject to occupation of all flats and shop.



Total area: approx. 286.2 sq. metres (3080.8 sq. feet)

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Plan produced using PlanUp.

Igam ogam, 44 High Street, Criccieth



Total area: approx. 114.6 sq. metres (1233.9 sq. feet)

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Plan produced using PlanUp.

Cwrt Bach, 44 High Street, Criccieth



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