



## Old Llanfair Stores, Harlech LL46 2SA

### £135,000

Flexible commercial premises with parking in a very easily accessible location. This large (approximately 96 sqm) single storey detached unit is currently partitioned into a large reception area, workshop, office, stores and staff room with WC. The majority of partitions are temporary and the premises is very easy to be reconfigured (see floor plan attached). It has in the past been a local village stores and also until recently a very successful upholsterers/fabric showroom and workspace.

There is power, lighting and heating throughout. The office and reception areas both benefit from double glazed windows.

Located in the coastal village of Llanfair just off the A496, this is an exciting opportunity to purchase a highly adaptable commercial premise suitable for a multitude of business ventures, private workshop or large storage/garage premises.

- Commercial Premises
- Workshop area
- Office and staff room
- Very accessible location
- Approx 90 m2
- Parking
- Reception
- Flexible layout
- Well maintained and in excellent condition
- Vacant possession



## Reception

With large double glazed show window and door to parking area in front, this is an ideal reception area. A door leads into the workshop.

## Office

Spacious office with double glazed window to the front. A door leads into a store room.

## Workshop

Large workshop with vaulted ceiling and mezzanine storage space. Double doors lead out to the parking area to the front which is ideal for deliveries etc.

## Staff Room and WC

To the rear of the workshop there is a staff/wash room with sink and WC in cubicle.



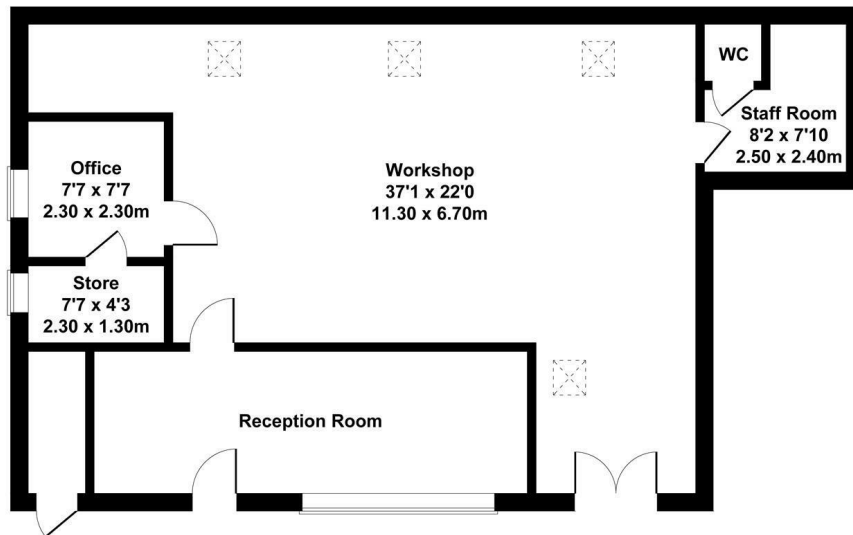




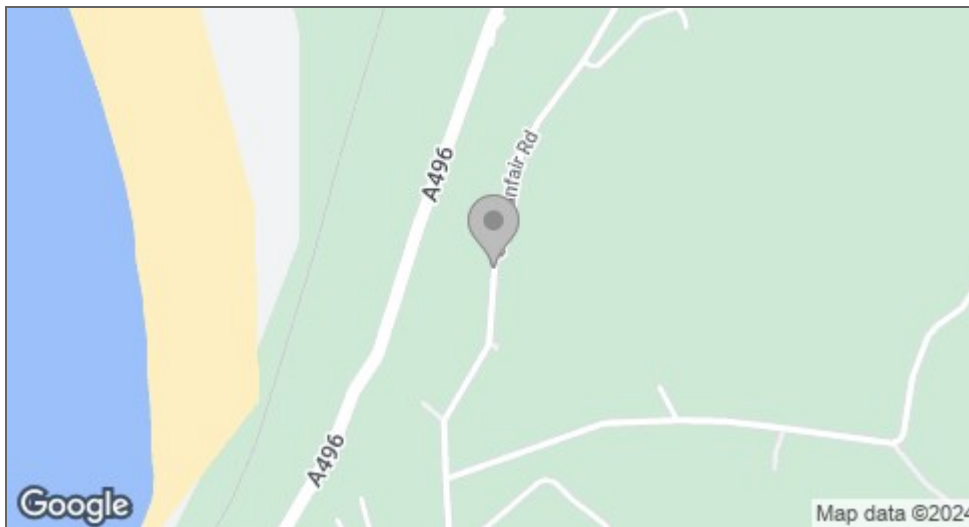


## Cartwright

Approximate Gross Internal Area  
 1033 sq ft - 96 sq m



Not to Scale.  
 For Illustrative Purposes Only.



| Energy Efficiency Rating  |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs                     |  |                         |           |
| (92 plus) A   |  |                         |           |
| (81-91) B   |  |                         |           |
| (69-80) C   |  |                         |           |
| (54-68) D   |  |                         |           |
| (39-54) E   |  |                         |           |
| (21-38) F   |  |                         |           |
| (1-20) G  |  |                         |           |
| Not energy efficient - higher running costs                     |  |                         |           |
| England & Wales   |  | EU Directive 2002/91/EC |           |
| Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |  |                         |           |
| (92 plus) A   |  |                         |           |
| (81-91) B   |  |                         |           |
| (69-80) C   |  |                         |           |
| (54-68) D   |  |                         |           |
| (39-54) E   |  |                         |           |
| (21-38) F   |  |                         |           |
| (1-20) G  |  |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |                         |           |
| England & Wales   |  | EU Directive 2002/91/EC |           |

### MONEY LAUNDERING REGULATIONS 2003

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

### THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

