



## Sarn Hir, Llanbedr LL45 2LD

### £99,950

This attached, stone-built, licensed General Store is situated in an advantageous main road location with easy parking to its frontage and is a thriving business in the popular coastal village of Llanbedr in NW Wales within the beautiful Snowdonia National Park. It enjoys a good all year round trade and benefits from enhanced custom during the extensive and ever popular tourist season; especially with its close proximity to nearby caravan and campsites, notably Shell Island - one of the largest campsites in Europe.

All fixtures, fittings, equipment, goodwill and refrigerators etc are included in the asking price. Stock to be purchased at value.

- Popular Licensed General Store
- Freehold
- Extensive Local and Tourist Trade
- Enclosed Front Courtyard Seating Area
- Prominent Position
- On Street Parking to Frontage
- Thriving Business
- All Fixtures and Fittings Included
- Private Parking Space



## Front External Entrance Area

The shop is approached from the main road through into an enclosed low stone walled courtyard area with provision for sales goods and a gravelled seating area. Door to shop leads through to -

## Retail Area

The retail area is approximately 51 square meters in an 'L' shape layout. With plenty of natural light from windows to the front of the shop and newly fitted LED striplights. The shop stocks an excellent range of products including beer, wine, liquor, groceries, cards, toys, newspapers, greetings cards, takeaway snacks, hot drinks etc. The shop is for sale as a going concern and includes all equipment, fixtures and fittings.

## Stockroom / Kitchenette

To the rear of the shop totalling approximately 15 square metres. Secure storage area and kitchenette. Door leads through to -

## Rear External Area

To the rear of the property is a 10' x 8' secure metal container that is used for further storage that is also included in the sale price, this is currently situated on the owners private parking space.

## Additional Information

The Old Bakery generates a high annual turnover and profit, the owner will make figures available to bona fide viewers. All fixtures, fittings and goodwill included in sale price, stock charged at value at point of sale.

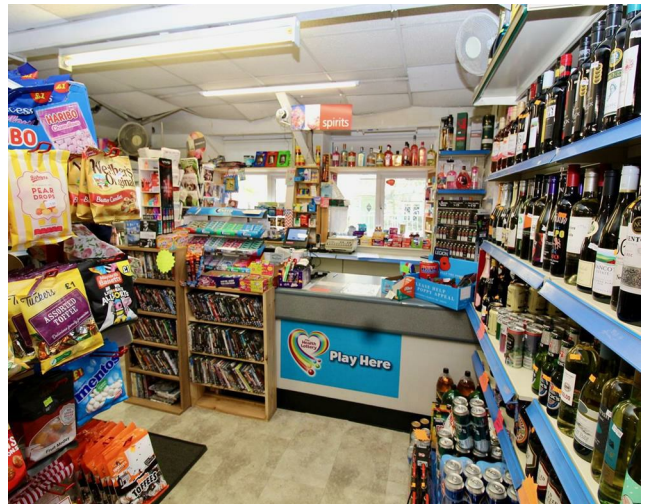
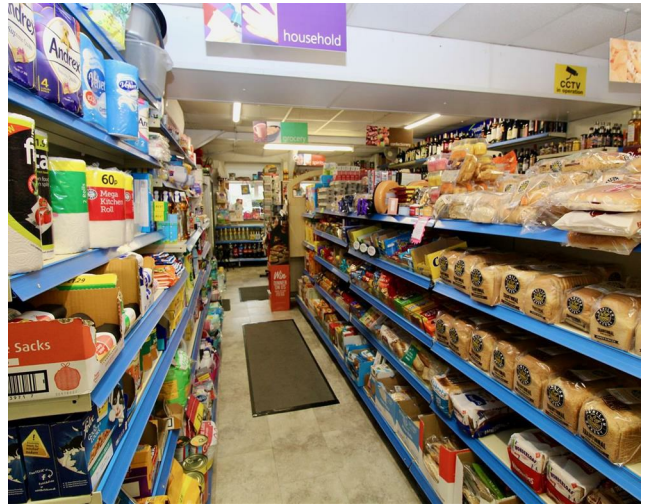
The popular rural village of Llanbedr on the NW Wales coast is close to beautiful sandy beaches, large caravan parks, campsites and three popular village pubs. Harlech with its World Heritage listed castle, famous beach and the renown Royal St David's links golf course is 2 miles north of the village. Further afield are the larger towns of Barmouth (7 miles) and Porthmadog (12 miles).

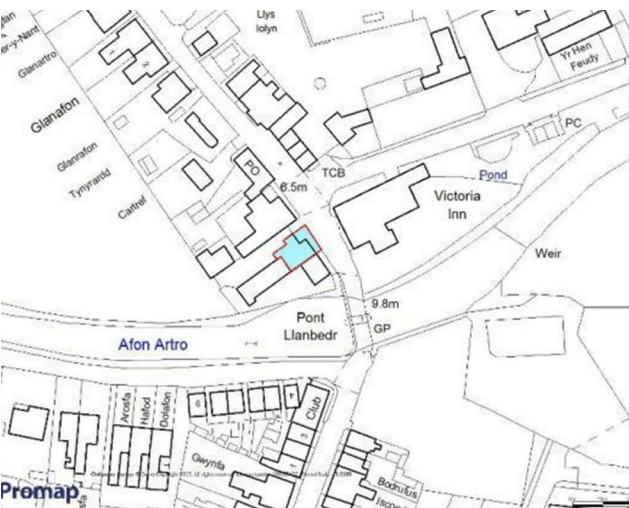


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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	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.

