



# Tom Parry

Moelwyn Motors High Street, Blaenau Ffestiniog, LL41 3AJ

£130,000

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Land adjacent to garage is available under separate negotiation if desired.

### Steel Framed Main Garage /Workshop

42'8" x 35'11" (13.03m x 10.95m)

with two roller shutter doors; fully equipped with two hydraulic ramps, break tester etc. and waste oil heater.

### Front Reception/General Office

14'11" x 12'9" average (4.55m x 3.90m average)

with a fitted counter and incorporating a Parts Store Room.

### Main Stores Room

19'7" x 15'4" (5.98m x 4.68m)

with stairway down to:

### Basement

being the former body shop with compressor, and further stores area with folding steel doors and access to rear services lane.

### Staff Canteen/Kitchenette

15'5" x 6'9" (4.70m x 2.06m)

with hot and cold stainless steel sink and base cupboards with work tops.

### OUTSIDE:

Front forecourt with canopy with approximately 60ft frontage.

Opposite the garage is a parcel of land having the benefit of planning permission for two dwellinghouses, which is currently used as a car parking display area.

### SERVICES:

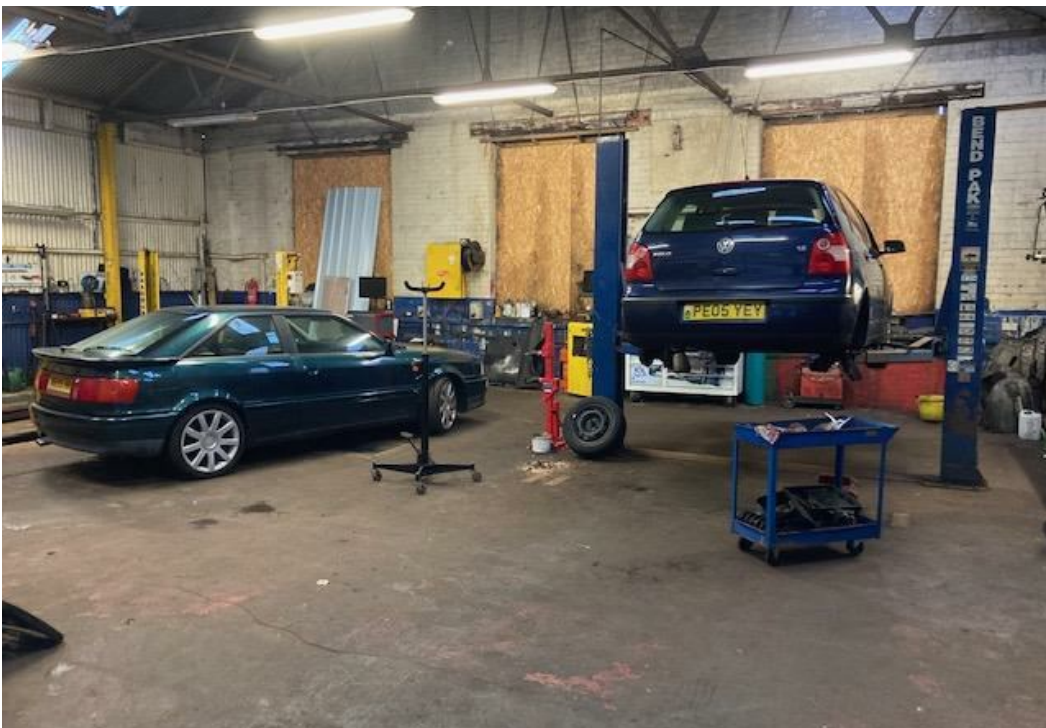
Mains water, electricity [3 phase] and drainage.

### LOCAL AUTHORITY:

Cyngor Gwynedd Council, Council Offices, Penrallt, Caernarfon, Gwynedd, LL55 1BN. Tel: 01766 771000.

Snowdonia National Park, National Park Offices, Penrhyndeudraeth, Gwynedd, LL48 6LF. Tel: 01766 770274







EPC Awaited

