



## Pensarn Road, Bala

### Guide Price £975,000

EXCEPTIONAL BUSINESS OPPORTUNITY ON THE SHORES OF BALA LAKE, SNOWDONIA, Occupying a prime trading location on the shores of Bala Lake, this unique freehold business opportunity is now for sale due to the owner's wish to retire. The Business, which trades largely unopposed lies on the shores of one of North Wales most visited and beautiful attractions and currently provides for a busy freehold licensed cafe and ice cream parlour, a separate two bedroom holiday let, in addition there is a pizza hut, ice cream van, pancake house and camping/event field adjacent to the property together with private parking. In all the site covers 0.4 of an acre. All serious enquiries are through the Selling Agents.



## LOCATION

The Loch Cafe and affiliated property lies just off the main A494. Situated on the shores of Bala Lake close to the busy car park and Water Sports Centre. The property looks out on to the Lake and beach area. The Lake is a real tourist hotspot and an area of outstanding natural beauty and remains busy throughout the year but predominantly the summer months for water sports enthusiasts, walkers, cyclists etc.

## DIRECTIONS

Upon leaving Bala southbound on the A494 Loch Cafe can be found on the left hand side close to the shore of the Lake itself and accessible off the main road.

For sat nav key in LL23 7SR

## ACCOMMODATION - LOCH CAFE

Main Trading Area

Approximately 454 sq ft with dining covers, till trade counter with ice cream display chiller, kitchen and separate store.

Outside Area

With vintage ice cream van and additional seating.

## HOLIDAY LET

With lounge, shower room, kitchen and dining room, veranda/balcony with views across the Lake. To the first floor there are two bedrooms and a bathroom.

## EXTERNAL

There is an event field housing pizza hut with wood fired oven, pancake house and coffee hut. The event field also has an area for camping and boat storage if required.

## THE BUSINESS

The Business presently trades on short hours and operates from April - October only. However there is huge opportunity here to either operate in its entirety or sub-let in part and maximise on the evening and weekend trade as well as developing the licensed cafe into a more comprehensive operation.

There is also opportunity to increase social media and website presence.

## REASON FOR SALE

Retirement

## FIXTURES, FITTINGS AND EQUIPMENT

A full inventory of fixtures, fittings and equipment will be provided to subject to contract.

## STAFF

Full staff details will be made available upon request.

## TENURE

Freehold (awaiting confirmation)

## BUSINESS RATES

We understand the rateable value is £5,000 PAX.

## VIEWING

Viewing is strictly by appointment through the Agents Hart & Co 01244 403547 or [info@hartagents.com](mailto:info@hartagents.com). Under no circumstances must a direct approach be made to our clients or any of the staff employed therein.

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