



**Waverley, 17 Church Street, Blaenau Ffestiniog LL41 3HB**

**Offers in the region of £60,000**

- A spacious retail premises
- Prominent position close to the town centre
- Useful basement store rooms with access to the rear
  - Part uPVC double glazing
  - Gas fired central heating
  - Useful attic store rooms
  - The property is freehold

## Waverley, 17 Church Street, Blaenau Ffestiniog LL41 3HB

Tom Parry & delighted to offer for sale this sizeable, inner terrace retail premises with an overall shop frontage of 16', situated in a prominent position on Church Street and close to the town centre. The property has the benefit of gas fired central heating, part uPVC double glazing and useful basement and attic store rooms.

Ref: BF1291

The **ACCOMMODATION** comprises:-  
(all measurements approximate)

### Ground Floor

#### Retail Area

24'1" x 15'3" (7.35m x 4.65m)

with display panelling, stainless steel sink, radiator, door and stairs leading to the Lower Ground Floor

#### Through Retail Area

19'10" x 11'4" (6.07m x 3.47m)

with display panelling, stainless steel single drainer double bowl sink unit, radiator

### Lower Ground Floor

#### Basement Store Room 1

21'7" x 14'9" (6.60m x 4.50m )

with fitted shelves, radiator, door opening to the rear

#### Inner lobby

with door opening to the rear

#### Independent w.c.

with wash hand basin

#### Basement Store Room 2

15'1" x 11'4" (4.61m x 3.46m )

with fitted shelves, "Worcester" wall mounted gas fired central heating boiler, radiator

### First Floor

#### Landing

#### Retail Area

22'2" x 15'9" (6.77m x 4.81m)

with display panelling, changing cubicle, laminated flooring, 2 radiators, door leading to the attic

#### Rear Store Room

12'0" x 8'4" (3.66m x 2.56m )

with radiator

#### Staff Room/Kitchen

8'9" x 7'3" (2.68m x 2.22m )

with base units including single drainer stainless steel sink unit, work top and tiled surrounds

### Attic Rooms

Landing with radiator, 3 attic rooms plus bathroom/w.c.

### Outside

Car parking space for 1 car

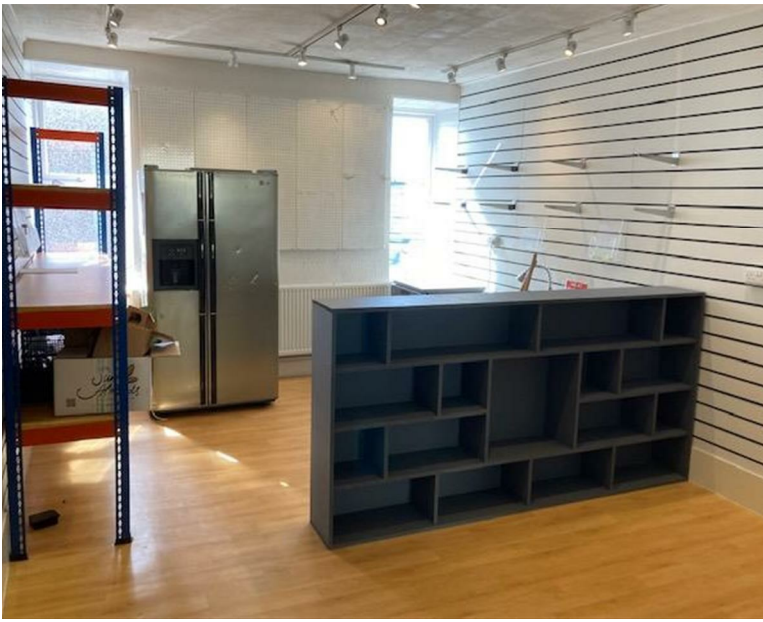
### Services

All mains services

### Council Tax

Cyngor Gwynedd Council

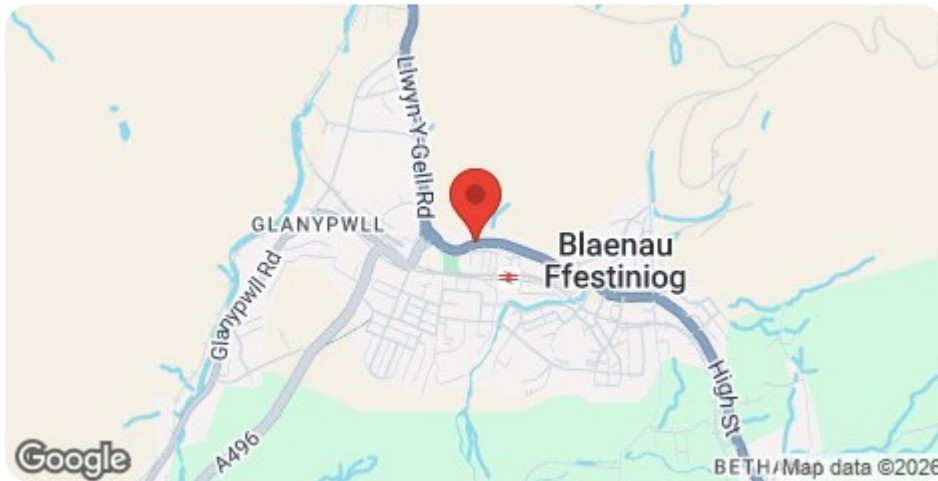
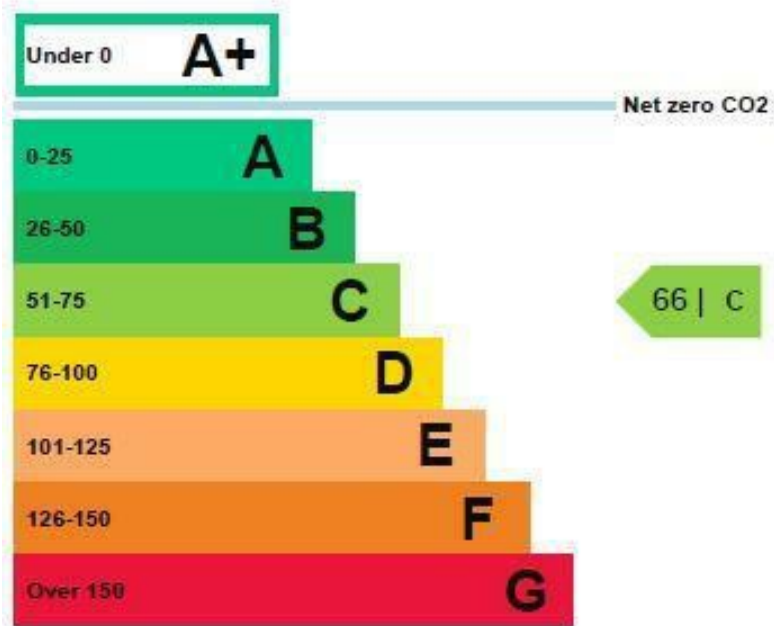




**Tom Parry**

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This property's current energy rating is C.



NOTE: The Agents have not tested any electrical installations, central heating system or other appliances and services referred to in these particulars and no warranty is given as to their working ability.

THESE PARTICULARS ARE THOUGHT TO BE MATERIALLY CORRECT THOUGH THEIR ACCURACY IS NOT GUARANTEED AND THEY DO NOT FORM PART OF ANY CONTRACT.



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