Tom Parry

44 - 46, High Street, Bala, LL23 7NE

Offers in the region of £895,000

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Tom Parry & Co are delighted to offer for sale this stunning property located on the High Street in Bala. This impressive premises has been modernized and refurbished to a very high standard and now offers a spacious ground floor retail suite together with 4 independent flats on the two floors above. The premises occupies a prime position in the centre of the busy high street with a separate entrance for the flats and retail space.

There is a large, rear gated car park, with an allocated 2 parking space per flat.

This property presents a fantastic investment opportunity offering a great opportunity for rental income. Don't miss out on the chance to own a piece of this vibrant community in Bala.

Our Ref:- B813

ACCOMMODATION
All measurements are approximate

INVESTMENT OPPORTUNITY
FULLY REFURBISHED FORMER BANK PREMISES.

Among the improvements carried out are:-
- Gas fired Central Heating
- Double Glazed windows and doors
- Intercom system installed
- Fire regulation compliant
- Fully carpeted flats
- Fully fitted kitchens in flats
- Tastefully refurbished and modernized
- Large retail unit

Entrance Hall
with meter and store cupboards, half landing with rear entrance door.

FIRST FLOOR

Flat Number 1

Lounge/Kitchen
22'1" x 14'7" (6.75 x 4.45)
Open plan lounge/kitchen. Fully fitted with wall and base units, including oven and hob, fridge/freezer, dishwasher and washing machine/dryer. Wall mounted gas fired central heating boiler, breakfast bar and 1 radiator.

Bedroom
15'9" x 14'4" (4.82 x 4.39)
into bay window, 1 radiator

Bathroom
with shower cubicle, vanity unit and wc. Heated towel rail.

Flat Number 2

Lounge / Kitchen
21'11" x 11'2" (6.70 x 3.42)
As flat number 1

Bedroom
11'3" x 8'3" (3.44 x 2.52)
with 1 radiator

Bathroom
with shower cubicle, vanity unit and wc. Heated towel rail.

SECOND FLOOR

Flat Number 3

Lounge / Kitchen
22'2" x 14'5" (6.77 x 4.41)
As flat number 1

Bedroom
15'9" x 14'7" (4.82 x 4.47)
into bay window, 1 radiator

Bathroom
with shower cubicle, vanity unit and wc. Heated towel rail.

Flat Number 4

Lounge / Kitchen
22'0" x 11'3" (6.72 x 3.44)
As flat number 1

Bedroom
11'4" x 7'11" (3.46 x 2.43)
with 1 radiator

Bathroom
with shower cubicle, vanity unit and wc. Heated towel rail.6

GROUND FLOOR RETAIL UNIT

Main Retail Unit
24'0" x 14'7" (7.33 x 4.46)
with 2 radiators and large display window

Front Area
18'0" x 15'1" (5.51 x 4.62)
into bay window and with 1 radiator

Rear Area
21'10" x 11'3" (6.66 x 3.45)
ideal staff area with 2 radiator.

Kitchen Area
16'10" x 12'0" (5.15 x 3.68)
Hot and cold stainless steel sink, wall and base cupboards, wall mounted gas fired central heating boiler, 1 radiator and door out to rear.

Independent WC
disabled independent WC and wash hand basin

OUTSIDE
Large newly tarmacadam car park, secure gate, with access on to Mount Street (one way road)

SERVICES
All mains services. Gas fired central heating. All external services are new.

MATERIAL INFORMATION
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

Council Tax Band - Not available at the moment

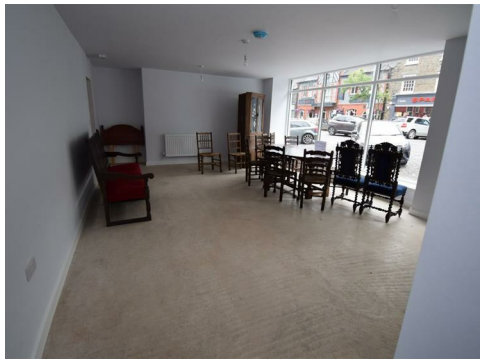
Tenure - Freehold

Attic/roof space in Flat's 3 and 4

Car Park - 16.3m x 34m (554.2 meter squared)

TO BE SOLD AS ONE UNIT

VIEWINGS
Strictly by appointment with selling agent.



Shop, 46 High Street, Bala

Approximate Gross Internal Area
136.8 sq m / 1472 sq ft

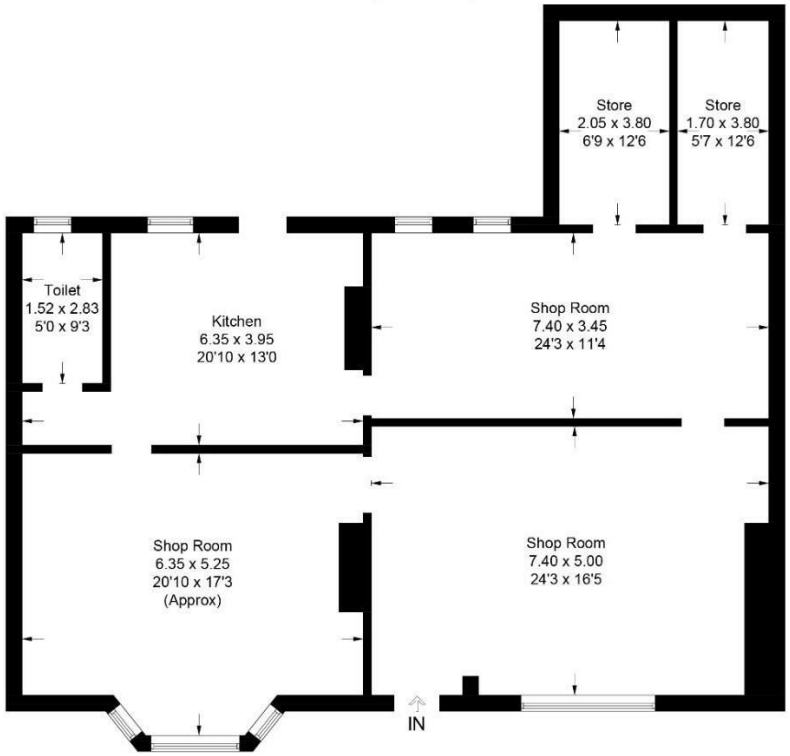
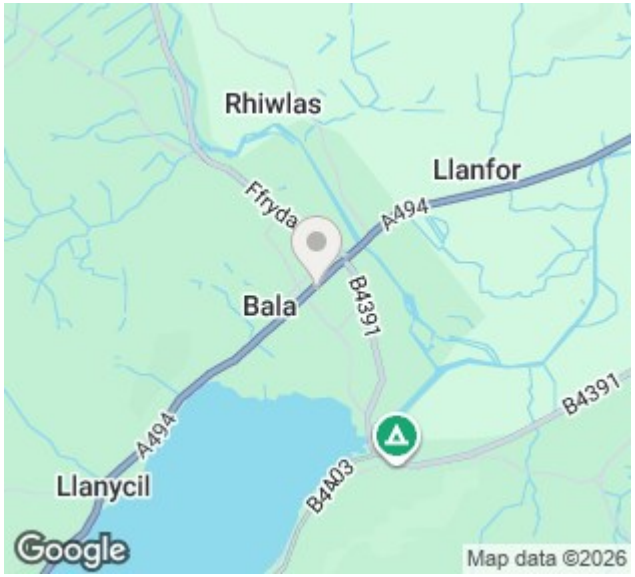
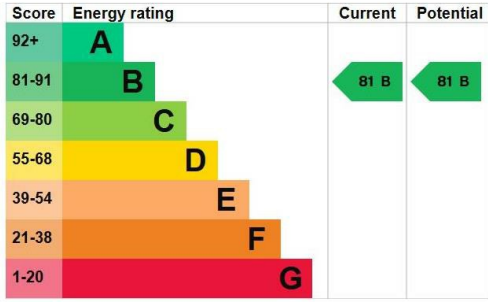


Illustration for identification purposes only, measurements are approximate, not to scale.





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.

Tom Parry

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