



# Tom Parry

68- 70, High Street, Bala, LL23 7AD

Offers in the region of £245,000

## 68- 70 High Street, Bala, LL23 7AD

Nestled in the heart of Bala, at 68 - 70 High Street, this remarkable Grade II listed property presents a unique opportunity for those seeking a renovation project in a prime location. Dating back to before 1900, the building boasts a rich history and character that is often sought after but rarely found.

The property features a generous ground floor commercial space, ideal for a variety of business ventures, while the upper floors and annexe, offers the potential for spacious flats. This layout not only provides a chance to create a thriving business but also the opportunity to develop residential units that could cater to the growing demand for housing in this vibrant area.

With ample parking available in the spacious rear yard, convenience is assured. The expansive nature of the property allows for creative design possibilities, making it an attractive proposition for investors or those looking to establish a presence in the bustling high street.

This property is not just a building; it is a canvas awaiting your vision. Whether you are an experienced developer or a first-time buyer with a passion for restoration, this is an opportunity not to be missed. Embrace the charm of Bala and transform this historic gem into a modern masterpiece that pays homage to its storied past.

Our Ref:- B834

### ACCOMMODATION

All measurements are approximate

### GROUND FLOOR

#### Main Office

26'5" x 19'9" (8.06 x 6.04)  
with safe/strong room, extractor fan, panel heating, fire safety equipment and kitchenette space and independent WC.

#### Office

12'7" x 9'10" (3.84 x 3.00)  
with panel heater.

#### Meeting Room

13'9" x 11'11" (4.20 x 3.65)

### ANNEXE

To the rear of the property:-

#### Entrance Hall

leading into:-

#### Store Room

15'1" x 9'5" (4.62 x 2.88)

#### Kitchen / Living Area

13'6" x 11'5" (4.13 x 3.48)  
with built in cupboards, hot and cold stainless steel sink with base cupboards and electric water heater.

#### Wash Room

with 2 wash hand basins, 2 independent WC and wall panel electric heater.

### FIRST FLOOR OF ANNEXE

#### Living Room

16'0" x 11'6" (4.88 x 3.51)  
with open fire place and built in cupboards.

#### Kitchen Area

11'5" x 9'1" (3.49 x 2.78)  
with Belfast sink, fitted shelving, quarry tiled floor.

#### Store Room

10'2" x 4'7" (3.10 x 1.40)  
with quarry tiled floor.

#### Landing Area

with fitted shelving and quarry tiled flooring leading into:-

#### Bedroom 1

9'1" x 9'10" (2.78 x 3.00)  
Exposed ceiling beams, quarry tiled flooring.

### FIRST FLOOR

#### Entrance Hallway

leading in from ground floor with access from high street, quarry tiled floor.

#### Living Room / Kitchen or Office Space

27'1" x 13'5" (8.26 x 4.09)  
with dual aspect, tiled open fire place, door leading into main living area.

#### Office Reception Area or Landing

with feature stained glass window, can also lead to main living area.

#### Main Living Room / Lounge

20'1" x 19'5" (6.14 x 5.94)  
spacious living area, tiles fire place, 2 large sash windows overlooking main high street.

#### Work Shop / Hobby Room

14'6" x 13'0" (4.44 x 3.97)  
with fitted work benches and serving hatch.

#### Bathroom

with shower cubicle, wash hand basin, WC and panel wall electric heater.

### SECOND FLOOR

#### Living Room 1

14'10" x 7'5" (4.53 x 2.27)  
with open cast iron fire place.

#### Living Room 2

15'3" x 9'7" (4.67 x 2.94)  
with open cast iron fire place.

#### Bedroom 1

12'11" x 12'1" (3.95 x 3.69)  
with open cast iron fire place.

#### Central Landing Area

with store room, feature stained glass window, access to:-

#### Bedroom 2

16'1" x 9'11" (4.91 x 3.04)  
with open cast iron fire place.

#### Kitchenette

6'4" x 5'1" (1.95 x 1.57)  
with hot and cold stainless steel sink, wall cabinet and worktop.

#### Bathroom

with 2 wash hand basins and 2 cubicle WC's.

### OUTSIDE

Partially tarmacked walled rear yard providing ample car parking space. Right of way access for vehicles under a gated entry via Plassey Street leading to double wooden doors for access to yard. 1 concrete section garage.

### MATERIAL INFORMATION

SERVICES:- All mains services

TENURE:- Freehold

Grade 2 Listed Building

Previous Bank Safe in the office ( 900mm x 900mm) is Grade 2 listed

Former Bank Premises and Historical Home of the Welsh Methodist Clergyman, Thomas Charles

The principle ground floor office area is currently let to Agri Advisors - due to expire 30/04/2027

Cyngor Gwynedd Council Offices, Penrallt, Caernarfon, Gwynedd, LL55 1BN. Tel: 01766 771000.  
Snowdonia National Park, National Park Offices, Penrhyndeudraeth, Gwynedd, LL48 6LF. Tel: 01766770274

Commercial / Office - Council Tax Business Rates

VIEWING:- Strictly via selling agent

Proposed Plans :- available to view via selling agents to serious buyers







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.

