

# Tom Parry



**2 Bank Place, Porthmadog, LL49 9AA**

**£165,000**

- \*BUILDING FOR SALE DUE TO RELOCATION\*
- Substantial commercial property in prime location
- Potential for redevelopment, subject to requisite statutory consents
  - Ground floor retail unit
- Two upper floors of workshops and additional attic rooms
  - Currently owner occupied

Tom Parry & Co are delighted to offer for sale this substantial commercial property situated in a fantastic location just off the High Street in the bustling harbour town of Porthmadog. This property offers a fantastic opportunity for those looking to invest in a versatile space with development potential.

Situated in a prime location, this property features a retail space on the ground floor, perfect for attracting customers and clients. The two upper floors house workshops, providing ample space for various business activities. Additionally, the attic room adds to the appeal of this property, offering even more potential for expansion or storage.

Whether you are looking to establish a new business, expand an existing one, or invest in a property with promising development opportunities, this commercial space in Bank Place is sure to meet your needs. Don't miss out on the chance to own a property in such a fantastic location with endless possibilities!

**Our Ref: P1538**

**ACCOMMODATION**

All measurements are approximate

**GROUND FLOOR**

**Retail Space**

with wooden floors and window to front and rear

**Rear Store Room**

**FIRST FLOOR**

**Landing**

with separate WC with washbasin

**Front Workshop**

with three windows to the front and wooden flooring

**Kitchenette**

with stainless steel sink and drainer set on base unit

**SECOND FLOOR**

**Landing**

with built in storage cupboards

**Front Workshop**

with windows to the front

**Rear Workshop**

**Office/Store Room**

**ATTIC**

**Room 1**

**Room 2**

with built in eaves storage and Velux window

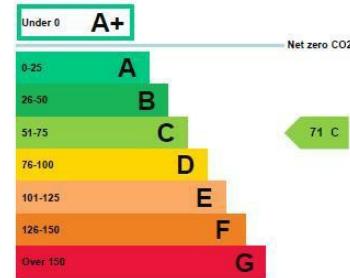
**Bathroom**

with panelled bath; low level WC; pedestal wash basin

**SERVICES**

All mains services available.

Ground floor retail unit and upper floors on separate electrical supply.



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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