

**THE OLD BAKEHOUSE
 6A PROSPECT PLACE
 ABERDOVEY
 LL35 0EY**

Price £330,000 Freehold



**Centrally located former retail premises and offices
 Offering potential for letting or further development (subject to planning).
 3 Phase electrics
 Situated in the centre of the village
 With parking for 2 vehicles**

This well presented building is ideally located just off the centre of the village on Prospect Place. Formerly the village bakery and latterly a retail premises and offices. Currently offering options for letting or development (subject to planning). The building was renovated over the last 20 years including fully insulating and re roofing. With gas central heating and timber double glazed windows plus 3 phase electrics, the premises comprises 2 former retail areas, storage room, cloakroom and kitchenette and 1st floor spacious office space. There is parking for 2 vehicles at the front. This location is passed frequently by those walking to the village lookout point.

Aberdovey is well known for its mild climate, sandy beaches and magnificent surrounding countryside. Sailing and all water sports are very popular and Aberdovey Yacht Club is in the centre of the village. For golfing enthusiasts there is Aberdovey Golf Club a championship course nearby. There is also a railway station which together with well maintained trunk roads provides easy access with the West Midlands within 2 hours travelling distance. Just over three miles away you have the coastal resort of Tywyn with a variety of shops, cinema, leisure centre, primary and high schools, cottage hospital and promenade.

The building comprises timber stable door to:

STUDIO AND SHOP 6.38 x 3.75 max

Currently an open plan area which could be separated into 2, window to side, velux to front. laminate flooring, door to:

STOREROOM 3.72 x 1.27

Gas meter located here, door to:

UTILITY AREA AND CLOAKROOM

Metal single glazed window to rear, timber door to front, woodblock work top, plumbing for washing machine, consumer unit, sliding door to:

CLOAKROOM

W c, vanity wash basin, Glowworm combi boiler located here.

Separate entrance via timber stable door to lobby with stairs to:

1st FLOOR OFFICE 6.74 x 4.14 max

Windows and velux to front, vaulted ceiling, copious power points, door to:

OFFICE 2 4.08 x 2.68

Velux and window to front, copious power points, base unit with stainless steel sink and drainer.

Off parking area to:

SHOP 2 4.50 x 3.17

Glazed door and side panels to front, slate floor, built in cupboard, blocked off staircase, consumer unit, copious power points.

OUTSIDE Parking for 2 vehicles, covered bin store, raised bed with slate seating, mature planting.

COMMERCIAL RATEABLE VALUE currently exempt due to small business rates relief.

SERVICES

Mains water, gas, electricity and main drainage are connected.

WHAT3WORDS:treat.qualify.somewhere

VIEWING By appointment only with Welsh Property Services, Cambrian House, High Street, Tywyn, Gwynedd. LL36 9AE. 01654 710 500 or email: info@welshpropertyservices.com

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