

58 HIGH STREET BALA, LL23 7AB



SHOP & FLAT FOR SALE

- Excellent location in the centre of Bala
- Fitted out to very high standard
- Excellent tourist trade in the Summer months

Chester

BA Commercial, 2 Friarsgate,
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North Wales

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T 01745 330077

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LOCATION

The property is located in a prime retailing location at the heart of Bala town centre. Other occupiers close by include Bargain Booze and Spar.

The property can be more readily identified from the attached plan.

DESCRIPTION

The property comprises a ground floor shop with front sales area and storage, kitchen and single wc. It is currently run as a busy art gallery with excellent lighting and wall space and riven ceramic slate tiles. It complies with all fire regulations etc.

The first floor flat is a self-contained three-bedroom flat currently run as a profitable Airbnb holiday let. It is very popular with tourists because of its size, its central location and well-equipped kitchen. It is accessed via a separate entrance at the side of the building so upstairs and downstairs have total privacy, and is fitted out to a high standard. Two sets of double glazing on each window ensure that the apartment is very quiet. It can easily be changed back into a private residence.

The garden area is spacious and low maintenance, and includes the garden room. It has vehicular access from Mount St at the rear of the property.

ACCOMMODATION/AREAS

	SQ M	SQ FT
GF Sales	52.71	567
Rear store	12.87	139
Rear chalet	12.33	132

The first floor comprises a 3 bedroom flat suitable for Airbnb

PRICE

£250,000

TENURE

Freehold with vacant possession.

RATES

The VOA website confirms the property has a Rateable Value of £7,300.

Interested parties are advised to contact the Local Rating Authority, Gwynedd Council, Business Rates Department.

EPC

The Energy Performance Rating for the Shop is C and for the flat is D. Full copies of the Energy Performance Certificates are available upon request.

VAT

All prices quoted are exclusive of but may be liable to Value Added Tax.

LEGAL COSTS

Each party is responsible for payment of their own legal costs incurred in documenting this transaction.

AGENTS NOTE

Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/let has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser/tenant once the terms have been agreed.

PLANS/PHOTOGRAPHS

Any plans or photographs forming part of these particulars were correct at the time of preparation and it is expressly stated that these are for reference, rather than fact.

VIEWING

Strictly by appointment through the sole agents BA Commercial, Chester 01244 351212. Ref: Feb 2022

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SUBJECT TO CONTRACT

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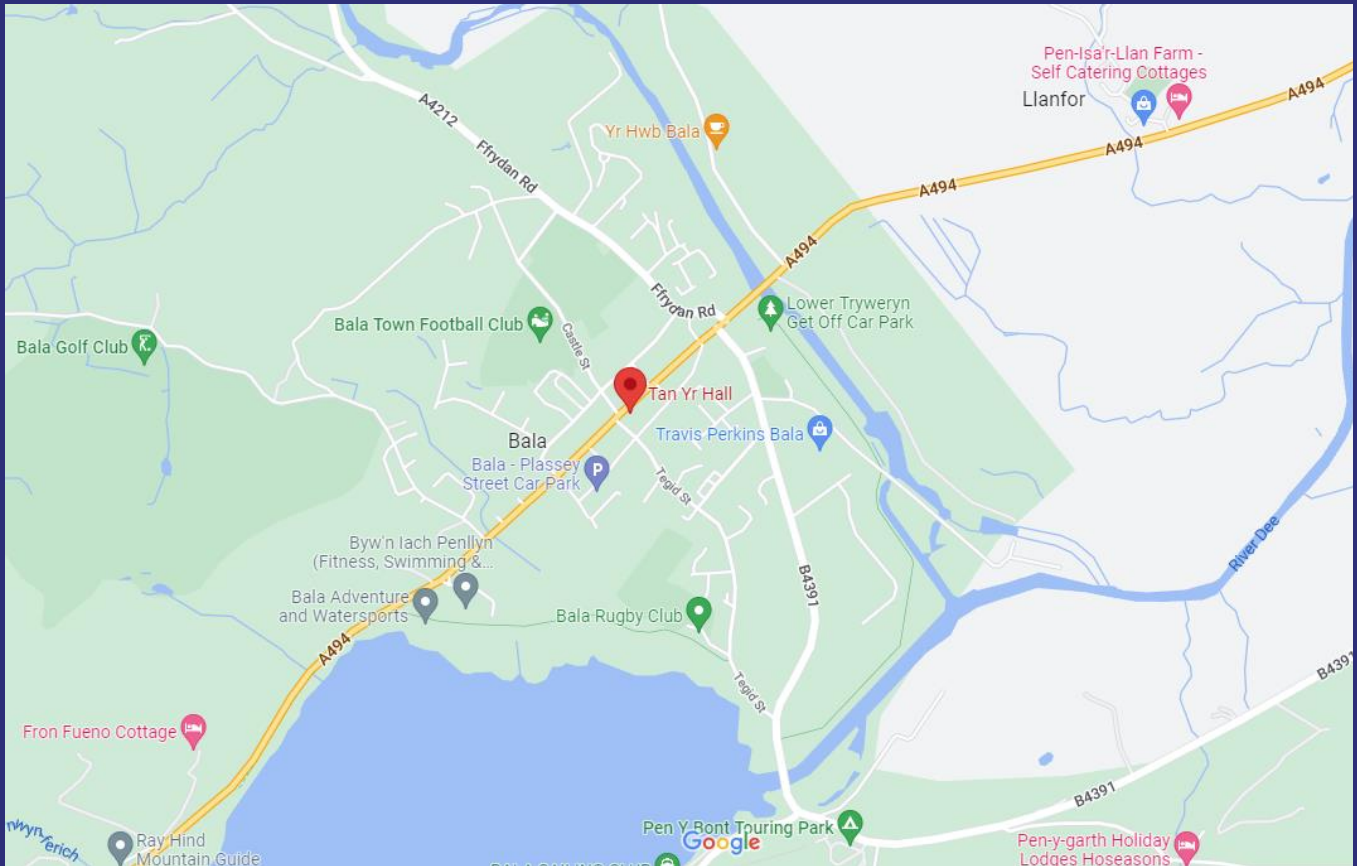
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