

# FORMER BARCLAYS BANK

## QUEENS SQUARE, DOLGELLAU LL40 1AP



## FOR SALE

- Former Bank for sale
- Good retailing location in the centre of the town
- Close to Boots
- Single car parking space adjoining the premises

Chester

BA Commercial, 2 Friarsgate,  
Grosvenor St, Chester, CH1 1XG

**T** 01244 351212

**E** [enquiries@bacommercial.com](mailto:enquiries@bacommercial.com)

**W** [www.bacommercial.com](http://www.bacommercial.com)

**BA Commercial**  
Chartered Surveyors

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### LOCATION

The property is located in the centre of Dolgellau, which is a busy town popular with both tourists and climbers.

There are a number of local and multiple businesses located in the town and the property can be more readily identified from the attached plan.

### DESCRIPTION

The former bank comprises a two storey building of stone construction under a pitched slate roof. Internally the property comprises a ground floor sales area, disabled w/c, office and store. The first floor provides for further storage, staff room and male and female w/c facilities.

### ACCOMMODATION/AREAS

|             | SQ M   | SQ FT |
|-------------|--------|-------|
| GF Sales    | 112.25 | 1208  |
| GF Store    | 9.99   | 107   |
| First floor | 40.17  | 432   |

### TENURE

The property is available freehold on vacant possession.

### PRICE

£175,000

### RATES

The VOA website confirms the property has a Rateable Value of £11,250.

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

### SERVICES

All main services are understood to be available or connected to the property subject to statutory regulations.

### VAT

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

### EPC

The Energy Performance Certificate is being prepared and will be available upon request from the agents.

### 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.

### CODE FOR LEASING BUSINESS PREMISES

The attention of Landlords and prospective Tenants is drawn to the "RICS Code for Leasing Business Premises" which came into effect 1st September 2020. The full RICS Professional Statement is available for viewing on our [website](#)

### 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.

### SUBJECT TO CONTRACT

[Dan.wild@bacommercial.com](mailto:Dan.wild@bacommercial.com) 07701 049826

[Mindy.bishop@bacommercial.com](mailto:Mindy.bishop@bacommercial.com) 07425 820035

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#### North Wales

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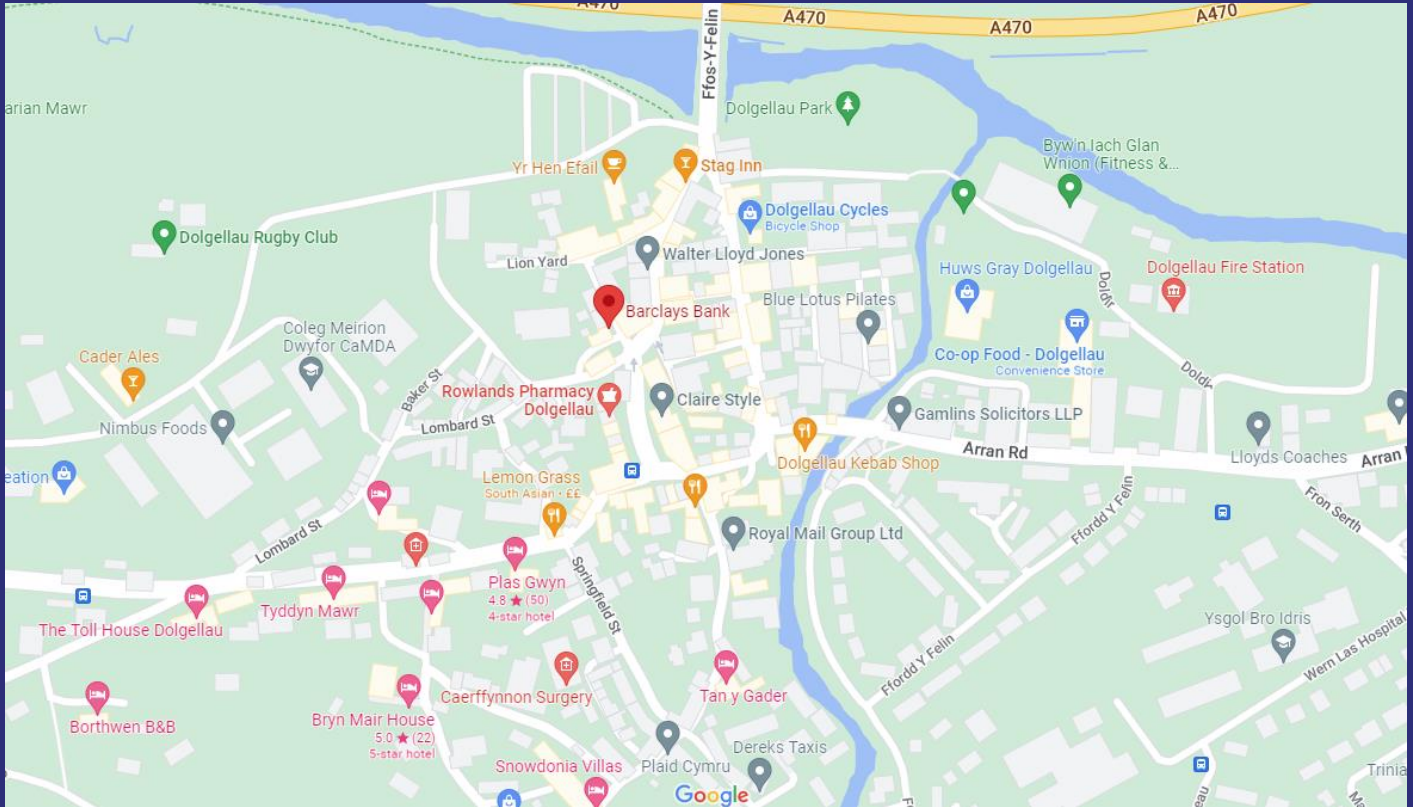
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### IMPORTANT NOTICE

BA Commercial conditions under which particulars are issued:

Messrs BA Commercial for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are give notice that:

- i. the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract.
- ii. all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact, but satisfy themselves by inspection or otherwise as to the correctness of each of them.
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