

HIGH STREET PROPERTY / CLASS E

2 Bank Place, High Street, Barmouth LL42 1DW



Price: £195,000

Ground Floor Area

1,400 Sq ft / 130 Sq M

**UNDER
OFFER**

Viewing Strictly through the joint selling agents.

Barker Proudlove

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Location:

Barmouth is located at the mouth of the estuary of the River Mawddach in Cardigan Bay, on the west coast of Wales. It is southern Snowdonia's most popular seaside resort.

The subject property is located on High Street in the heart of Barmouth town centre which is one of the busiest and diverse high streets in Mid Wales. It has a mixture of unique and quaint shops, as well as mainstream popular outlets. Nearby occupiers include Original Factory Shop, Rowlands Pharmacy, Spar and Iceland.

This is a rare opportunity to purchase a prime retail unit in Barmouth where opportunities are few and far between.

Accommodation:

The premises comprise the following approximate net internal floor areas:

Demise:	Sq Ft	Sq M
Ground Floor	1,400	130.06
Basement	1,100	102.19

Tenure:

Freehold with vacant possession of the shop unit - ground floor and basement. The two flats above, which have been sold of on a long leasehold basis, are currently (at the time of writing) being marketed. There could be an opportunity to purchase the two flats, via separate negotiation with the lease holders.

Business Rates:

The premises currently has a rateable value of £15,500. For further details visit Gov.uk or contact the business rates department at the local authority.

EPC:

Energy Performance Asset Rating - TBC

Legal Costs:

Each party to be responsible for their own legal and professional costs incurred in this transaction.

VAT:

Unless otherwise stated, all prices/rents are quoted exclusive of VAT.

Date Prepared:

May 2023

Subject to Contract

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