

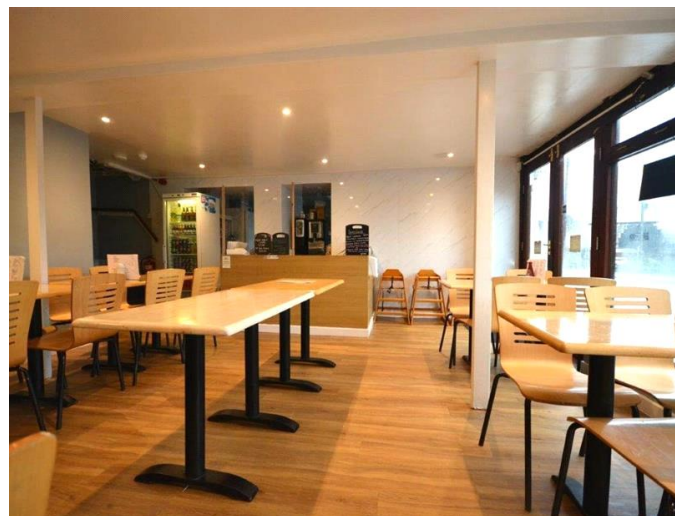
Dolphin Fish Bar, - The Arches, Barmouth

OIRO £460,000

Freehold



Walter Lloyd Jones
LAND & ESTATE AGENTS



Details



Details



Ongoing Business Opportunity
Unique Opportunity
Thriving Business

Prominent position on the High Street
Train and Bus services nearby

A rare and exciting opportunity to purchase a thriving business in the heart of the popular seaside town of Barmouth. The Dolphin Fish Bar and Restaurant with full license across both premises, are 2 separate terraced units, of standard construction under a flat roof. Located in a prominent position, under the arches on Barmouth High Street, the property is currently ran as a successful fish and chip takeaway and restaurant seating for approx. 30 people. Both buildings (7&8) have a full license, which could be utilised for the existing business, or a change of business subject to a new buyers needs.

Unit 1 is set up as a fish and chip shop/takeaway and Unit 2 is utilized as a restaurant with an upstairs comprising of large room, currently used as storage but would lend itself to be utilized as an office, further seating area, or utilized as a bedsit (subject to relevant permission) 2x W.C.

The properties give ample opportunity to carry on with the very successful take away and restaurant, with the current catering equipment being sold a part of the business. There is also potential to further develop the trade.

Tenure: Freehold

Room 1 <i>w: 5.56m x l: 6.95m</i>	Three doors to front, picture window to front, serving area, preparation and cooking area to include all equipment, stainless steel sink and drainer, wash hand basin, tiled flooring.
Hallway <i>w: 1.33m x l: 1.21m</i>	Small hallway between the two downstairs rooms, used for food preparation.
Room 2 <i>w: 5.97m x l: 4.88m</i>	Double door to front, picture window to front, counter area, seating for approximately 30 persons, vinyl flooring.
Store Room 1 <i>w: 3.85m x l: 2.03m</i>	Vinyl flooring.
Stairs up to:	
Landing <i>w: 2.32m x l: 3.03m</i>	Tongue and groove ceiling and walls, seating.
W.C. - Toilet 1 <i>w: 1.49m x l: 1.7m</i>	Tongue and groove ceiling and walls, W.C., wash hand basin, vinyl flooring.
W.C. - Toilet 2 <i>w: 1.48m x l: 1.18m</i>	Tongue and groove ceiling and walls, W.C., wash hand basin, vinyl flooring.

Store Room 1
w: 5.75m x l: 4.63m

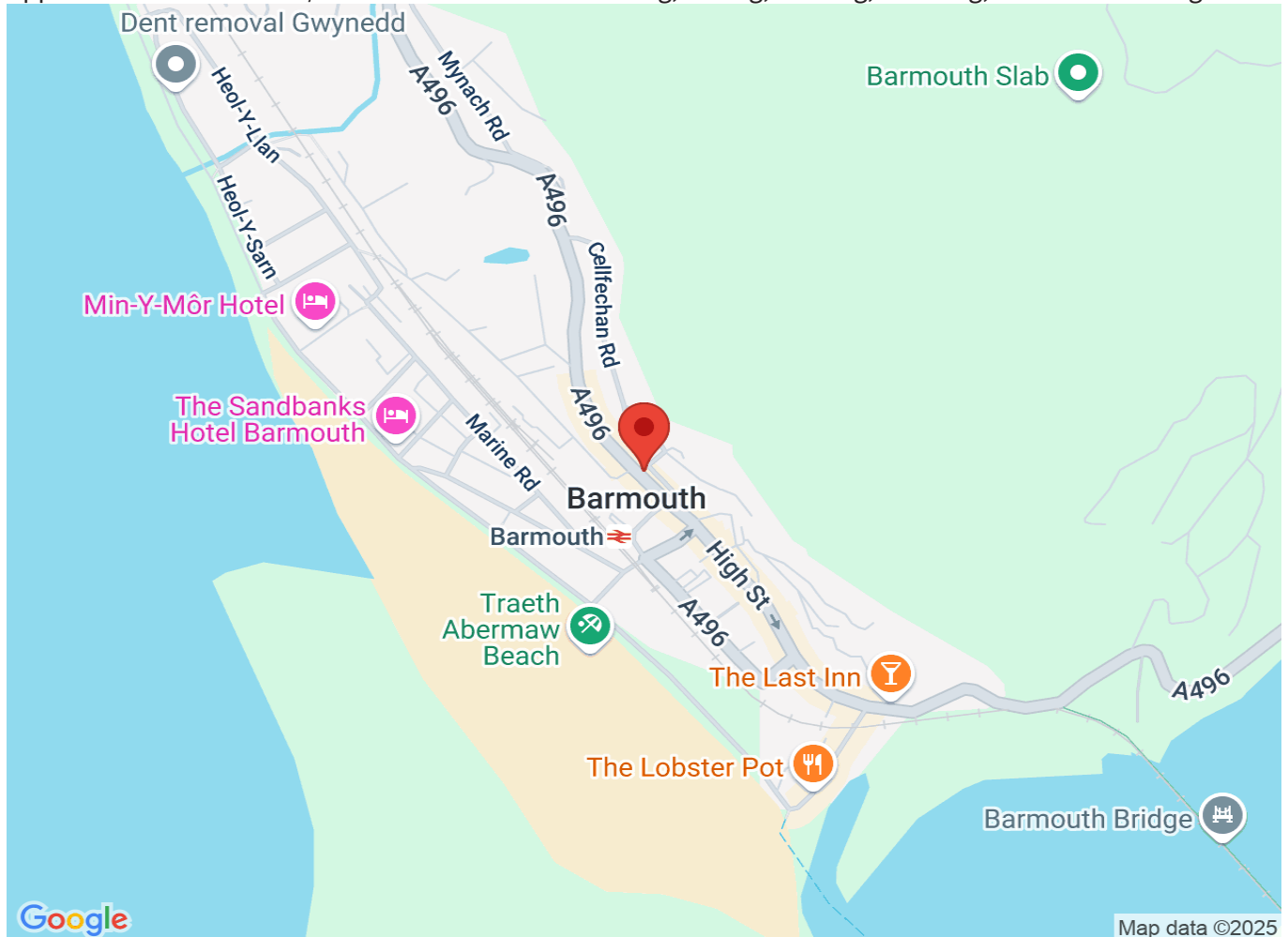
Arched roof, arch window to front, vinyl flooring.

Services

Mains: Electricity, water and drainage.

Location

The picturesque seaside town of Barmouth is located on the West Coast of North Wales and lying between a mountain range and the sea on the mouth of the river Mawddach, is arguably one of the most beautiful locations in Wales. The town itself offers an array of restaurants, pubs, cafes, local independent shops, a bustling harbour, and a leisure centre. The surrounding countryside and long sandy beaches provide superb opportunities for outdoor/water activities such as sailing, fishing, walking, climbing, and birdwatching.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Fixtures & Fittings

The Agents have not tested any apparatus, equipment, fixtures, fittings or services, so cannot verify that they are in working order, or fit for their purpose: neither have the Agents checked the legal documents to verify the boundaries or the freehold/leasehold status of the property. The buyer is advised to obtain verification from his or her solicitor or surveyor. All measurements are approximate and should not be relied upon when ordering carpets etc.

Before making an Offer

To comply with Money Laundering Regulations, we require the following to be submitted BEFORE putting forward an offer to the Vendor.

- Proof of identification: i.e. passport or photo driving licence.
- Evidence of Address: utility bill, bank statement, credit card statement (must be within 3 months), council tax demand.
- Evidence of Funds: evidence to show how the funds have been obtained, such as a mortgage offer or bank statements.

If you have queries regarding the above, please do not hesitate to contact us.

COUNCIL TAX BAND:

VIEWING: Strictly by appointment through the agents

PROPERTY REF: RS2842

Messrs. Walter Lloyd Jones & Co Ltd. and the Vendors of this property, whose Agents they are, give due notice that the particulars set out here are for the general guidance of intending purchasers and do not constitute any part of offer or contract. The particulars aim to comply with the Property Misdescription Act. The details, therefore omit any descriptions of a subjective nature or any which are not matters of fact and prospective purchasers are advised to view the property to satisfy themselves as to such matters.

Dolgellau Office

Bridge St. Dolgellau LL40 1AS

T: 01341 422 278

dolgellau@walterlloydjones.co.uk

Barmouth Office

High St. Barmouth LL42 1DW

T: 01341 280 527

barmouth@walterlloydjones.co.uk

