

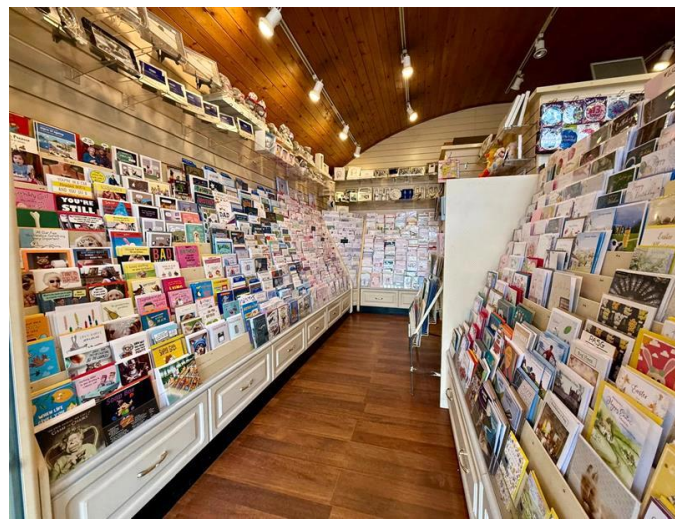
COMMERCIAL

Celebrations Of Barmouth, The Arches, King Edward Street, Barmouth

Price £125,000



Walter Lloyd Jones
LAND & ESTATE AGENTS



Details



Details



Established business

Plenty of passing trade

Thriving business in prime trading position

EPC TBC

Ready to occupy and Trade

A rare and exciting opportunity to purchase a thriving business in the heart of the popular seaside town of Barmouth.

Celebrations, 3 The Arches is a traditional mid-terrace commercial property situated in a prominent town centre location, benefiting from high levels of foot traffic. The current owners have occupied the premises for 21 years, successfully operating the business throughout this period. The property is offered for sale as a going concern, allowing for immediate continuation of trade. The sale includes all existing stock, fixtures, and fittings, presenting a rare opportunity to acquire a well-established commercial premises in a highly trading position.

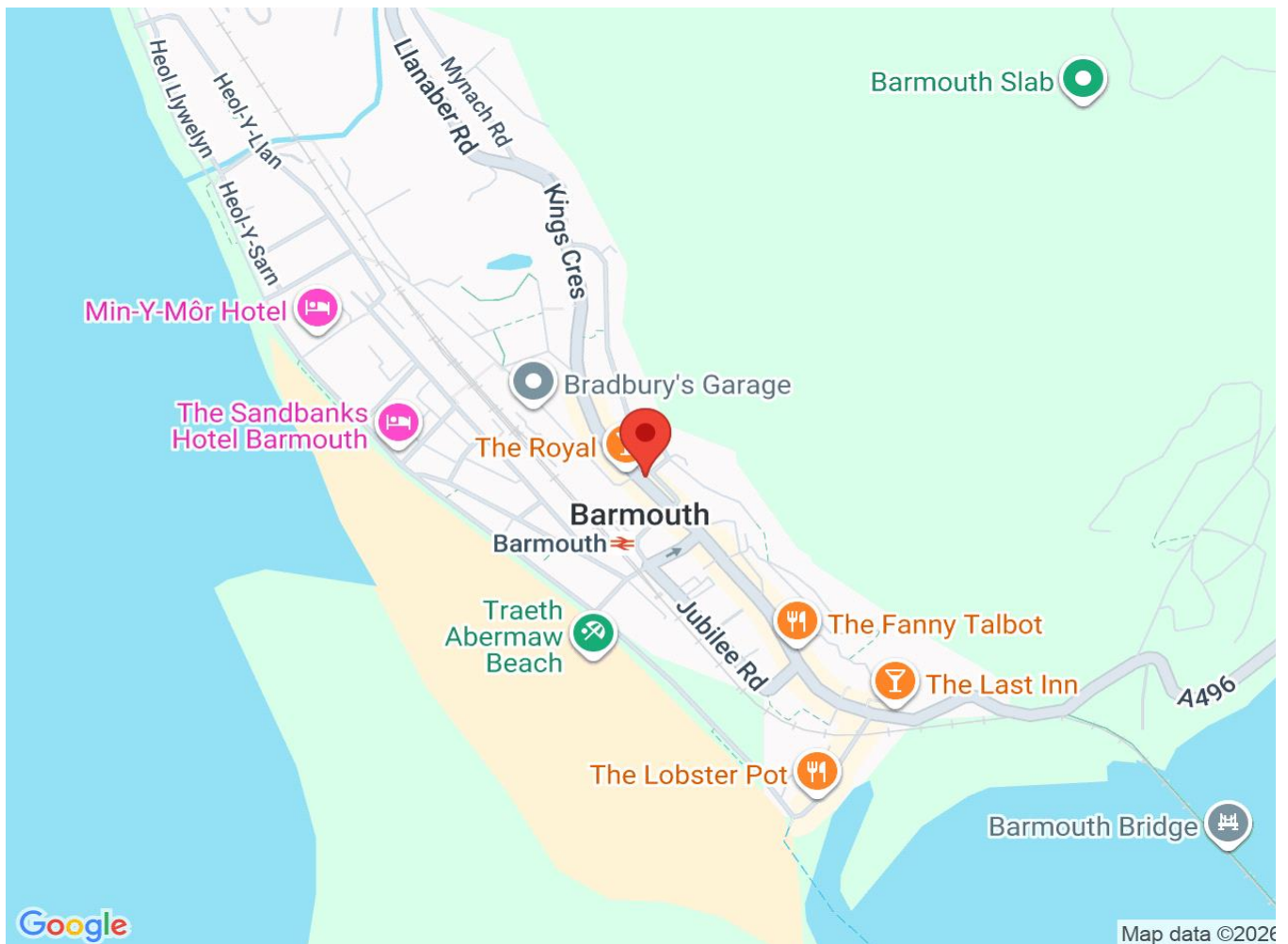
The accommodation briefly comprises a main retail/trading area, kitchenette/storage space, and W.C.

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.

Tenure: Freehold

Shop Area <i>w: 5.17m x l: 6.37m</i>	Large display window to front with display lights, door to front, arched tounge and grove ceiling with spotlights, display units, electric blow heater, extractor fan, laminate flooring. Counter space and units below. Door to rear leading into:
Kitchenette Area <i>w: 2.26m x l: 1.84m</i>	Base unit with stainless steel sink and drainer, tiled splashbacks, laminate flooring. Door into:
WC <i>w: 0.87m x l: 1.85m</i>	Low level W.C., wash hand basin, laminate flooring.

Location





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.

VIEWING:	Strictly by appointment through the agents
PROPERTY REF:	CS0074

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.

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