



DAFYDD HARDY
PRYNU · GWERTHU · GOSOD BUY · SELL · LET

COMMERCIAL
MASNACHOL

FOR SALE: £70,000

Mareth Hall, Celyn Street, Penmaenmawr, Conwy, LL34 6LP

Mareth Hall, located at the rear of the former Perry Higgins, offers the potential for various commercial uses or could provide valuable off-road parking (subject to relevant consents).

Penmaenmawr is a busy coastal village sandwiched between the foothills of the Eryri National Park (Snowdonia) and the sea. The village, which has a Victorian past offers a comprehensive range of amenities having undergone major improvements in recent years, making for an attractive place to shop. A popular golf course lies on the outskirts of the village. Penmaenmawr has a wide sandy beach, promenade and popular sailing club. The village is on the main railway line providing easy links to Holyhead, Bangor, Llandudno and other major towns along the North Wales coast as does the main A55 expressway which by-passes the village.

Directions

From Bangor join the A55 in the direction of Conwy. Exit the A55 at junction 15A, signposted Penmaenmawr, taking the first exit at the roundabout onto Ffordd Darbishire. At the T-junction, turn left onto Bangor Road and drive a short distance along the road, Celyn Street will be first left-hand turn after the Co-Op.

Agent's Note

There is very limited information available on this property. The only information we hold is that within these marketing particulars. Interested parties must ensure that they receive satisfactory responses from legal representatives to all appropriate enquiries before proceeding.



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Accommodation

The premises provide the following approximate dimensions:

ACCOMMODATION		
Ground Floor	117 m ²	1,262 ft ²
Cellar	48 m ²	516 ft ²

Tenure

Freehold

Rates

We understand from our enquiries of the VOA website that the commercial premises have a

Rateable Value of £4,000.

Dafydd Hardy gives no warranty that the values supplied, or the sums of money expressed as being payable are accurate and the assignee should make their own enquires with the Local Rating Authority to confirm the figures quoted are correct.

Energy Performance Rating

The property has the following EPC rating: D. See EPC report for full information.

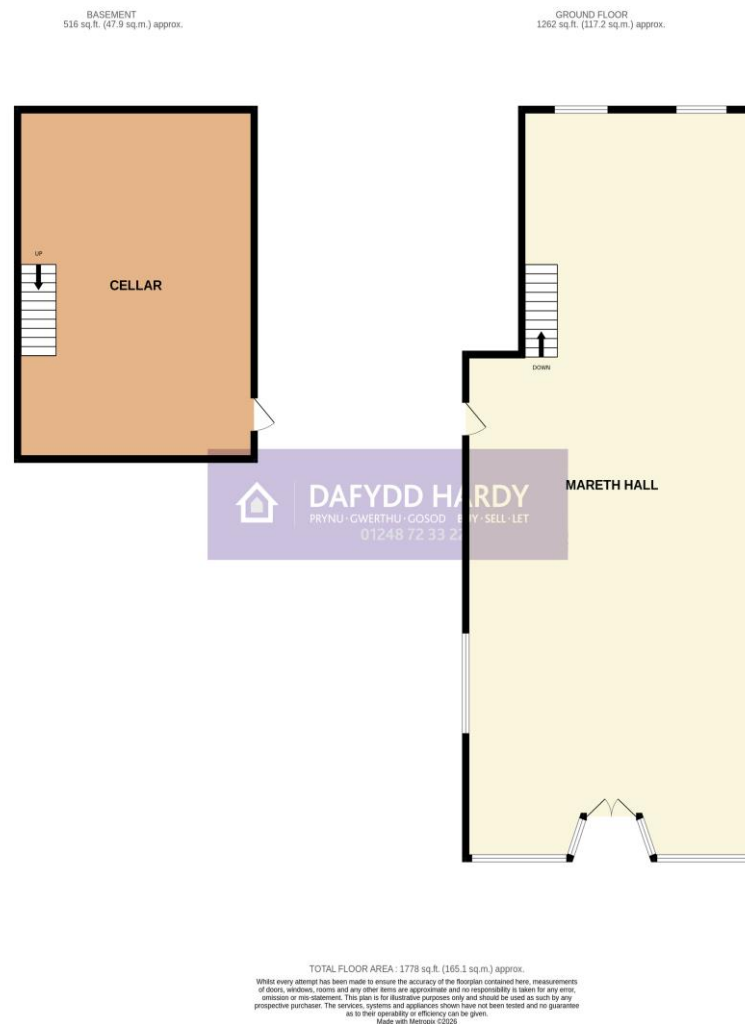
Legal Cost/VAT

Each party will be responsible for their own legal costs incurred in this transaction.

Prices, outgoings and rentals are exclusive of, but may be liable to, VAT.

Money Laundering Regulations

We are obliged to verify the identity of any proposed purchasers/tenants once a sale/let has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering. This is a legal requirement.



Contact:

Commercial Department

Tel:

01286 676760 / 01492 884484

Email:

commercial@dafyddhardy.co.uk



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