



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

COMMERCIAL
MASNACHOL

Offers Over £250,000

1 Victoria Street, Caernarfon, Gwynedd, LL55 1PN

Occupying a prime and highly visible corner position within the sought-after Twthill area of the historic town of Caernarfon, this substantial three-storey mixed-use property presents a rare opportunity to acquire a well-established and successful convenience store business with valuable residential accommodation above.

The ground floor is home to a long-standing convenience store which has built an excellent reputation within the local community, benefiting from a loyal and regular customer base developed over many years of successful trading. Positioned prominently on a busy corner location, the shop enjoys excellent visibility and strong local presence, making it a well-recognised and valued part of the surrounding neighbourhood.

The property combines a thriving retail element with a spacious three-bedroom apartment, alongside a range of versatile additional spaces including an office, a generous garage/workshop with electric roller door, and a substantial lower ground floor cellar offering further storage or potential development opportunities, subject to the necessary planning consents.

Twthill is a popular residential area with a well-regarded primary school, while Caernarfon town centre, with its wide range of amenities, shops, leisure facilities and historic attractions, is within easy reach.

The ground floor features a well-presented L-shaped retail area with shop counter and rear storage facilities, providing a practical and efficient trading environment. An internal hallway gives access to the first floor accommodation via a staircase, while a door beneath the stairs leads to the spacious cellar, offering excellent additional storage capacity or potential for alternative use, subject to any required consents. Also located on the ground floor is a generous office area and access to the large garage/workshop, which benefits from power, lighting, an electric roller door and an external door opening onto the rear courtyard. The courtyard provides a practical concrete seating and bin storage area, with gated access to the rear alleyway.

The first floor comprises a spacious split-level apartment, offering comfortable living accommodation above the commercial premises. The welcoming kitchen/diner is fitted with cream gloss wall and base units, wood-effect worktops, space for a freestanding cooker, plumbing for a washing machine and dual-aspect windows to the front and side, creating a bright and airy environment. The main level provides a comfortable lounge with gas fireplace and front-facing window, three bedrooms (two of which are generous in size), a family bathroom with bath and wash hand basin with built-in storage, together with a separate WC. Further benefits include gas central heating and uPVC double glazing throughout.

This is a unique opportunity to acquire a highly visible and well-established local business with a strong trading history, loyal customer following and valuable mixed-use premises, offering excellent potential for continued success and future growth.

- Spacious Three-Storey Mixed-Use Property
- Prime, Prominent Position in the Sought-After Twthill Area of Caernarfon
- Ground Floor Convenience Store, Office, Storage & Garage/Workshop
- Lower Ground Floor Cellar with Development Potential (Subject to Necessary Consents)
- Generous Three-Bedroom First Floor Apartment
- Gas Central Heating & uPVC Double Glazing



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Accommodation

The premises provide the following approximate dimensions:

ACCOMMODATION		
Ground Floor	76.1 m ²	819 ft ²
First Floor	76.6 m ²	824 ft ²
Cellar	36.06 m ²	388.14 ft ²

Directions

From our Caernarfon office take the A4086 in the direction of Llanberis. Then at the roundabout take the B4366 towards Bethel. Take the very first turning on your left into Hampton Road. Continue all the way down and the property is located at the end on the left-hand side. **What3Words: renew.dined.edges**

Tenure

Freehold

Rates

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

Rateable Value of £3,250

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 Costs

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

VAT

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.

Agent's Note

The stock of the shop will be available subject to valuation at completion.



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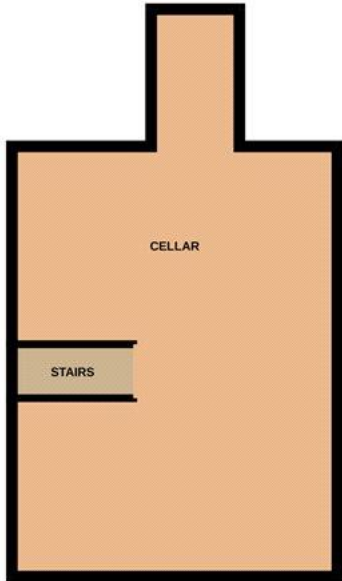
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LOWER GROUND FLOOR
388 sq.ft. (36.1 sq.m.) approx.



GROUND FLOOR
819 sq.ft. (76.1 sq.m.) approx.



FIRST FLOOR
824 sq.ft. (76.6 sq.m.) approx.



TOTAL FLOOR AREA : 2031 sq.ft. (188.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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