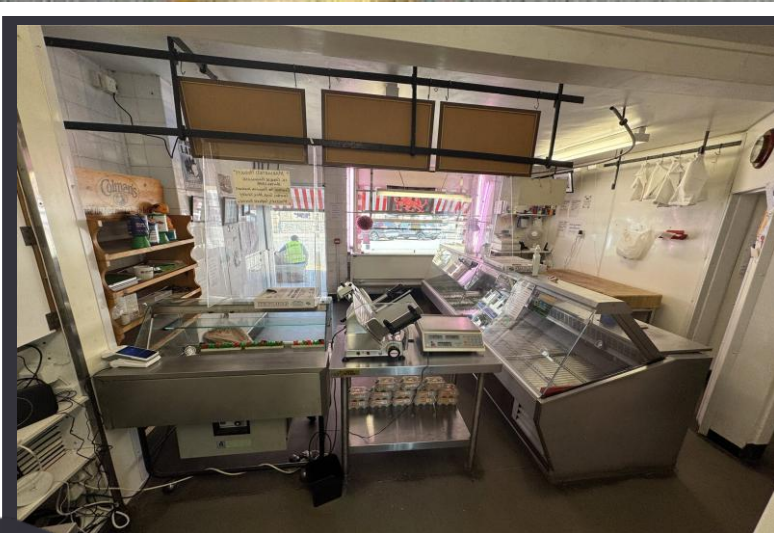




1 & 2 Eldon Row, Eldon Square

Dolgellau, Gwynedd, LL40 1PY

Asking Price: £0



Situated in the heart of the ever-popular market town of Dolgellau, this substantial Grade II Listed property presents an exceptional opportunity to acquire a versatile mixed-use investment in one of Snowdonia's most sought-after destinations.

Occupying a prominent central position with excellent footfall, the property comprises two commercial premises, two spacious two-bedroom apartments, enclosed rear yards and useful storage buildings, offering a wealth of income-generating potential.

Whether you're looking to expand a commercial portfolio, create a lifestyle business, or invest in holiday accommodation, this is a rare opportunity in a thriving tourist town.

Commercial Accommodation

The two ground floor commercial units offer excellent flexibility and could suit a wide variety of businesses, subject to the necessary consents.

The existing layouts include retail space, preparation rooms, kitchen facilities, offices, storage, cellar accommodation, and WC facilities, making them adaptable for numerous commercial ventures.

Residential Accommodation

Above the commercial premises are two well-proportioned self-contained apartments, each offering:

- Two generous double bedrooms
- Spacious lounge
- Kitchen
- Bathroom
- Shared entrance hallway
- Independent utility connections

Both apartments are well presented while offering scope for cosmetic modernisation to further enhance value.

The flats are perfectly suited for:

- Long-term residential letting
- Holiday accommodation

- Prime Mixed-Use Investment Opportunity – 1 & 2 Eldon Row, Dolgellau
- Prime town centre position
- Two commercial units
- Two spacious two-bedroom apartments
- Holiday let and residential letting potential.
- Excellent business opportunities
- Character Grade II Listed buildings
- Enclosed rear yards and extensive storage



OUTSIDE

Enclosed rear yards with additional storage buildings, lean-to-storage buildings, toilet block, and cellar storage.

SERVICES

All properties are connected to the main supply's of electricity, water, drainage and gas with each property benefiting from independent utility connections. In addition, all properties are equipped with a fire alarm system.

N.B. The services, appliances and flues have not been tested, and no warranty is provided with regard to their condition.

COUNCIL TAX

Business rates and council tax

1 Eldon Row - £3700

2 Eldon Row £4900

Flat 1 Band B

Flat 2 Band B

TENURE

Freehold.

DIRECTIONS

What3Words: difficult.mushroom.mincing

VIEWING & NEGOTIATIONS

All interested parties are respectfully requested to communicate directly with the Selling Agents.

MONEY LAUNDERING REGULATIONS

On putting forward an offer to purchase you will be required to produce adequate identification to prove your identity and source of funding within the terms of the Money Laundering Regulations 2017. A company called 'Coadjute' provide reports for us, with a cost of £36 (Inc VAT) per person in order for us to complete our due diligence.

MORTGAGE SERVICES

Should you decide to use the services of the Mortgage Advice Bureau; you should know that we would expect to receive a referral fee of £250.00 from them for recommending you to them.

Broadband and Mobile Signal

<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker>



FLOORPLAN

