

## **FOR SALE**

### **DEVELOPMENT OPPORTUNITY**

**BENDI-GEDIG  
LLYS TALBOT  
KING EDWARD STREET  
BARMOUTH**



REGULATED  
BY RICS

ESTATE OFFICE

AWELON, GARTH ROAD, GLAN CONWY, COLWYN BAY, CONWY LL28 5TD

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## **DESCRIPTION**

The premises comprise a former semi-detached school which in recent years has been skilfully converted for use as a vibrant Play Centre and Children's Nursery.

An impressive stone built building with a flat roof the premises could be extended for a range of uses subject to obtaining appropriate planning consent.

The property is set in a substantial parcel of land providing excellent car parking facilities

The property provides an excellent opportunity for a broad range of commercial or residential uses or for re-development.

## **LOCATION**

The property is located in a prominent position on King Edward Street in the centre of Barmouth adjacent to the Local Library and the main retail parades with views to the waterfront

The premises are also adjacent to a busy Cooperative Food Store and the railway station.

## **ACCOMMODATION**

The accommodation is arranged on two floors and plans are available on application.

### **LOWER GROUND FLOOR**

Total Area: 4088 square feet

### **GROUND FLOOR**

Total Area: 5595 square feet

The accommodation benefits from gas central heating

Externally – Car Parking for 26 vehicles

## **TERMS**

The property is available freehold at an initial asking price of £495,000.

## **RATEABLE VALUE**

£15,000 (2021List)

## **ENERGY PERFORMANCE CERTIFICATE**

An Energy Performance Certificate will be made available to interested parties.

## **VIEWING**

By arrangement with the joint agents – Richard Baddeley & Company and Walter Lloyd Jones  
**Richard Baddeley & Company 01492 580680.**  
**Walter Lloyd Jones 01341 280527**

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