

# CRICCIETH

STATION BAKERY HIGH STREET LL52 0RN

Business/Development Opportunity

£550,000



## DESCRIPTION

A unique development opportunity to invest in an established family run bakery with 7 bedroom living accommodation, lending itself to a variety of uses (subject to the usual consents). Alternatively, planning permission has been granted on the site to demolish the bakery units and to erect 7 dwellings, 3 of which will be affordable homes (Planning Number: CO6D/0578/35/AM).

## LOCATION

The picturesque resort town of Criccieth is located on the southern coast of the Llyn Peninsula in North West Wales. The town has a promenade, beach, 12<sup>th</sup> century castle, individual shops, hotels and eating places, popular with both locals and holiday makers. The coastal towns of Porthmadog and Pwllheli are easily reached by road and rail, with rail links to mid Wales and England.

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### ACCOMMODATION

The premises provide the following approximate areas/dimensions:-

#### Ground Floor with Retail Area

ACCOMMODATION	METRIC	IMPERIAL
Shop Floor	6.1m x 4.7m	20' x 15'6"
Office	2.7m x 1.5m	9' x 5'
Pantry	3.6m x 2.2m	12' x 7'6"
Store Room	4.8m x 4.2m	16' x 14'
WC		
Lounge	6.8m x 4.8m	22'6" x 16'
Kitchen	5.4m x 4.7m	18' x 15'7"

#### First Floor

ACCOMMODATION	METRIC	IMPERIAL
Lounge	4.9m x 4.6m	16'3" x 15'
Kitchen	4.8m x 2.7m	15'9" x 9'
Bedroom 1	4.3m x 3.7m	14' x 12'3"
Bedroom 2	2.7m x 2.3m	8'9" x 7'6"
Bedroom 3	6.5m x 4.9m	21'6" x 16'
Bedroom 4	4.6m x 3.9m	15' x 13'
Bathroom /Wc		

#### Second Floor Flat

ACCOMMODATION	METRIC	IMPERIAL
Lounge	4.9m x 4.5m	16'3" x 14'9"
Kitchen	4.9m x 4.3m	16' x 14'
Bedroom 1	2.9m x 2.3m	9'6" x 7'6"
Bedroom 2	4.9m x 4.3m	16'3" x 14'
Bedroom 3	4.7m x 3.2m	15'6" x 10'6"
Bathroom		

### The Bakery

ACCOMMODATION	METRIC	IMPERIAL
Packing Area	13.7m x 7m	45'
Store Room 1	4m x 1.8m	13'3" x 6'
Separate WC		
Reception Area	5.5m x 4.4	18' x 14'5"
Flour Store	4.8m x 3.5m	16' x 11'6"
Mixing Room	4.6m x 2.8m	15'3" x 9'3"
Baking House	13.7m x 4.8m	45' x 16'
Washroom	2.9m x 1.9m	9'6" x 6'6"
Store Room 2	4.8m x 2.9m	16' x 9'6"
Store Room 3	4.8m x 2.9m	15'9" x 9'9"
Store Room 4	6.4m x 2.1m	21' x 7'
Workshop	4.5m x 3.9m	15' x 13'
Cold Room		
Garage & Workshop		

### Outside

There is ample parking to the rear of the property.

### PRICE

Offers in the Region of **£550,000** for the Freehold of the property.

### 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.

### VIEWING

All arrangements to view the premises are strictly by prior arrangement with Dafydd Hardy.

**Contact:** Caernarfon Office  
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Subject to Contract