

# Tom Parry



**Snowdonia Soaps High Street, Harlech, LL46 2YA**

**£159,000**

- Freehold commercial premises in central Harlech
  - Ideal business opportunity
  - Prominent corner position
  - Newly rewired throughout
    - New flooring

This freehold property currently comprises a retail unit with adjoining work studio, however both spaces could easily be re united and operated as one business - or completely separated and operated as two different business concerns.

Both premises have been rewired, had heating installed and has the benefit of considerable expenditure on shelving, flooring, lighting and internal finishing.

This is an ideal business opportunity, affording scope for a new business to establish within the centre of Harlech.

Harlech boasts a magnificent cliff top castle and cultural centre, together with numerous artisan shops, cafes and restaurants. Harlech's pretty stone houses and shops along the high street offer a unique opportunity to live in an Area of Outstanding Natural Beauty in Snowdonia National Park. The Cambrian Coastline railway provides excellent links to nearby towns including Porthmadog and Barmouth with regular services to the Midlands and beyond.

### MAIN SHOP

New flooring, glass wall shelving, serving counter, window to front, door leading to

### WORKSHOP

New flooring, dual aspect windows, shelving, entrance door, door leading through to

### REAR KITCHEN/PREP AREA

Stainless steel sink, door opening into

### REAR PASSAGE WAY

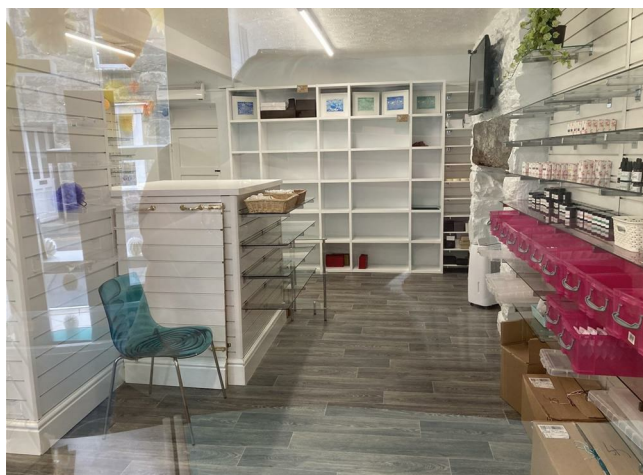
With side entrance door

### STORE AREA

### FREEZER ROOM

### TOILET

With low level w.c. and wash hand basin



Cambrian House High Street HARLECH LL46 2YA		Energy rating <b>D</b>
Valid until <b>24 October 2023</b>	Certificate number <b>9623-3090-0673-0990-4325</b>	



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