



DAFYDD HARDY

PRYNU · GWERTHU · GOSOD BUY · SELL · LET

COMMERCIAL
MASNACHOL

ST JOHN JONES CATHOLIC CHURCH, CHARLOTTE STREET, LLANBERIS

Offers In Excess Of £100,000



LOCATION

Llanberis is a picturesque lakeside village bordering the Snowdonia National Park, at the foot of Snowdon itself. It is a mecca for walkers and mountain enthusiasts and a magnet for visitors from all over the globe. Just yards from the church is the main terminus for the Snowdon Mountain Railway and the popular Electric Mountain Visitor Centre. A further steam railway is found at Padarn Lake, and there are a variety of outdoor activities to suit all ages in and around the village. Llanberis has a number of independent shops including many climbing and mountaineering equipment stores, hotels, pubs and restaurants. The village is also known for the international fell race to the summit of Snowdon whilst the fabulous Llanberis pass is used for marathons and cycling events throughout the year. The historic town of Caernarfon lies approximately 8 miles distant with the university city of Bangor a short distance further.

DESCRIPTION

Offered for sale, and situated in a prime position in the centre of Llanberis, this former Catholic church is an excellent investment opportunity, being close to so many of North Wales' attractions. It is minutes away from the beautiful Padarn Lake, all the High Street shops and the busy visitor centre and popular Llanberis Lake Railway. The property offers an interior that comprises double doors to Front Porch with Victorian tiled floor, Nave with domed and beamed ceiling, wall panelling and gothic arched windows to sides and rear, a Kitchen and Wc. To the first floor there is a Study/Meeting Room and storage. Outside there is a shale border area to all sides which is gated with a low wall.

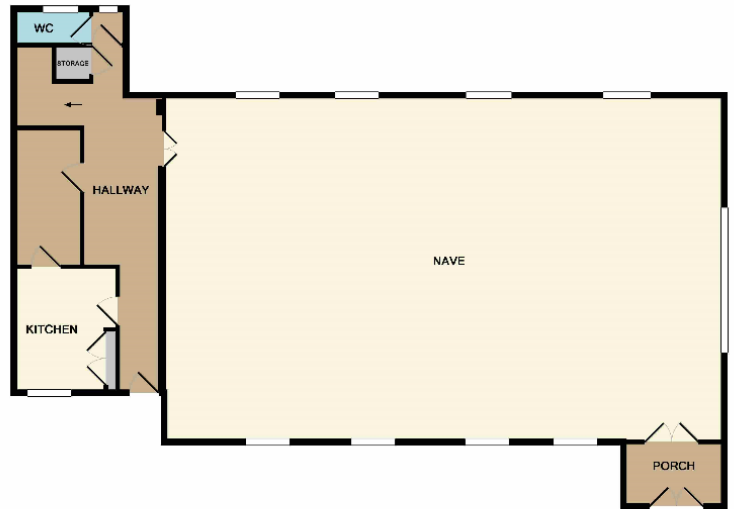




ACCOMMODATION

The premises provide the following approximate areas/dimensions:-

ACCOMMODATION	METRIC	IMPERIAL
Porch	3.15	34
Nave	94.12	1013
Kitchen	6.33	68
Wc	1.36	15
Meeting Room	22.5	242
Overall	127.4	1372



GROUND FLOOR
APPROX. FLOOR
AREA 1322 SQ.FT.
(122.8 SQ.M.)

PRICE

Offers In Excess of £100,000

RATES

We understand from our enquiries of the VOA website that the premises are assessed for Rates as follows:-

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.

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.

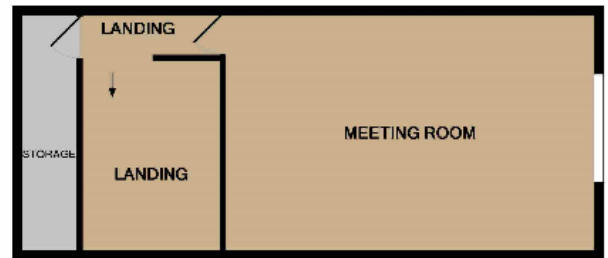
VIEWING

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

Contact: Sarah Morton

Email: commercial@dafyddhardy.co.uk

SUBJECT TO CONTRACT



1ST FLOOR
TOTAL APPROX. FLOOR AREA 1697 SQ.FT. (157.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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