



DAFYDD HARDY

PRYNU · GWERTHU · GOSOD BUY · SELL · LET



TH1 Caernarfon Road, Bangor, Gwynedd LL57 4SG

Offers Over: £250,000 (Inc VAT)

EPC Band: D

TH1 Caernarfon Road, Bangor

Formerly a chapel and subsequently converted into a superb two storey contemporary salon and beauty therapy premises. The presentation throughout is of a high standard and purposely made to cater for the hairdressing trade. The ground floor salon is presented to an exceptionally high standard with several additional treatment rooms located to the first floor. There's parking on the premises for 4 vehicles and access to a good size garden to the rear. Incidentally, planning permission was granted some years past for the addition of a single storey residential unit to the rear (any such future consideration would require a fresh planning application). Benefiting from uPVC double glazing and gas central heating, the layout briefly comprises: Main Salon with Reception, Treatment Room, Kitchen, Store Room, WC, Mezzanine Studio, Office, 3 further Treatment Rooms, Shower Room and WC.

TH1 is located in a prime roadside position along Caernarfon Road, in close proximity to Bangor's out-of-town retail district and numerous large businesses and retailers to include: Matalan, TK Maxx, PC World, Dunelm and Argos. The proximity of the A55 expressway makes the premises all the more accessible.

Main Salon	9.08m x 11.88m (29'9" x 39')
Treatment Room	4.30m x 3.85m (14'1" x 12'8")
Hall	
Kitchen	2.79m x 2.41m (9'2" x 7'11")
Store Room	2.19m x 2.45m (7'2" x 8')
WC	
First floor	
Mezzanine Studio	5.60m x 2.13m (18'4" x 7')
Office	3.30m x 2.46m (10'10" x 8'1") max
Hall	
Room 1	3.30m x 2.89m (10'10" x 9'6")
Room 2	3.29m x 2.90m (10'10" x 9'6")
Room 2	3.28m x 2.73m (10'9" x 8'11")
Shower Room	
WC	

Accommodation & Amenities

- Contemporary Hair/Beauty Salon
- Exceptionally Spacious Premises
- Contemporary & Bright Interior
- Treatment Rooms Over 2 Floors
- Kitchen, Office & WC Facilities
- Off Road Parking For 4 Vehicles
- Spacious Garden Plot To Rear



Directions: From our Bangor office, follow the A4087 in the direction of Caernarfon passing beneath the railway bridge. On reaching the third roundabout, the premises can be found on your left hand side.

Services: We are informed by the seller this property benefits from Mains Water, Gas, Electricity and Drainage.

Heating: Gas Central Heating. The agent has tested no services, appliances or central heating system (if any).

Tenure: We have been informed the tenure is freehold with vacant possession upon completion of sale. Vendor's solicitors should confirm title.

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

Rateable Value: £9,000.00

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.

VAT

Prices, outgoings and rentals are exclusive of, but may be liable to, VAT.





Disclaimer

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