

## FOR SALE

### Former Banking Hall

- ◆ Former banking hall with ground floor and first floor ancillary accommodation
- ◆ Unique opportunity to acquire a Freehold in town centre position
- ◆ Suitable for various uses subject to obtaining planning consent
- ◆ Price on application to agents

27 Church Street  
Blaenau Ffestiniog  
Gwynedd  
LL41 3HF



## Location

The RBS Blaenau Ffestiniog branch is located in a historic slate mining town in Gwynedd, Wales with a population of around 4,875 people. The property is based on Church Street (A470) which is the main thoroughfare of the town centre. Being situated on the A470 and very close to Blaenau Ffestiniog train station provides strong communication links to the adjoining towns such as Porthmadog 12.6 miles South-West and Caernarfon 25 miles north. The property is based in a secondary position on the high street. The adjoining occupiers comprises of a mix of local shops, with a small number of national occupiers (McColl's, Co-operative & HSBC), Cafes and Pubs

## Description

The property comprises a mixed ground floor and first floor semi-detached building with painted and rendered elevations under a pitched slate roof. The branch previously occupied the ground and part first floor. The remainder of the first floor has been sold on a 125 year ground rent of £100 per annum.

Further information on application.

## Accommodation

The subject property comprises the following accommodation in accordance with the RICS Code of Measuring Practice 6th Edition.

Floor Areas	Sq m	Sq Ft
Ground Floor	96.15	1,035
First Floor (offices)	28.84	310
<b>Total</b>	<b>124.99</b>	<b>1,345</b>

## Planning

The property has a historic use as a Bank & Premises.

## Tenure

The property is available to purchase on a freehold basis with full vacant possession.

## Non-Domestic Rates

The property is listed as 'Bank & Premises and under the 2010 rating has a rateable vale of £4,300.

## Legal Costs

Each party is to bear their own legal and professional costs incurred in the transaction.

## VAT

All figures quoted are exclusive of V.A.T. where applicable.

## EPC

Full copy of the EPC report with recommendation is available on request.

## Price

On application to agents.

For further information please contact:

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