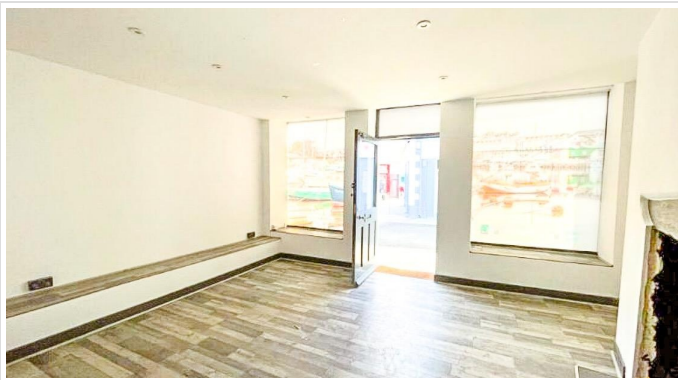


6 Bed Town House In Pool Street , Caernarfon, LL55 2ab

£325,000





SHORT DESCRIPTION

Property Ref: 15902 Epc in progress Mixed Use Townhouse on Pool Street Caernarfon Retail Unit plus Self Contained Apartment Fully Tenanted Commercial Space and Strong Residential Income Excellent Development Potential Situated in the heart of Caernarfon on the busy and popular Pool Street, this mixed use townhouse presents a superb investment opportunity with secure income streams and scope for significant expansion. Ground Floor Retail Unit The ground floor offers a large retail space with good frontage along with a kitchen area and bathroom plus useful rear access. The unit is currently let with tenants committed for around two and a half years. The property is sold with these tenants in place providing immediate and reliable commercial rental income. Upper Floors Self Contained Apartment A completely separate entrance gives access to the upper floors which form a self contained apartment. This is currently arranged as a well presented two bedroom property run as a successful holiday let finished to an excellent standard. There is notable potential to enhance the residential accommodation. Subject to planning the space could be reconfigured to create up to four bedrooms with access available to the second floor. There is also an additional loft area which offers further scope for development. Rear Outside Space To the rear of the property is an outdoor area with potential for future building or expansion subject to the necessary approvals. Key Features • Prime Pool Street location in central Caernarfon • Mixed use townhouse with commercial and residential elements • Ground floor retail unit with tenants secured long term • Large retail area with kitchen and bathroom plus rear access • Separate access to the self contained apartment • Two bedroom apartment run as a successful holiday let • Potential to expand into a four bedroom layout subject to planning • Additional loft space offering further development potential • Rear outside space with scope for building or extension • Strong existing income and long term investment appeal Property Type: Town House Full selling price: £325000.00 Pricing Options: Guide Price Tenure: Freehold Council tax band: A Measurement: 2328 sq.ft. Outside Space: Rear Garden, Terrace Heating Type: Double Glazing,Gas Central Heating Chain Sale or Chain Free: Chain free Possession of the property: Vacant -----

6

Bed Room(s)

3

Bath Room(s)

1

Living Room(s)

FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.



EPC GRAPH

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.

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