

0 Bed Shop In Brook Street , Llwyngwrl, LL37 2JX

£250,000





SHORT DESCRIPTION

Property Ref: 16199 This is Established Village Shop with Excellent Income and Development Potential Brook Street, Llwyngwril, LL37 An exciting opportunity to acquire this shop, a well-established village shop occupying a prominent position on Brook Street, with main road frontage onto the A493. Recently refurbished to an excellent standard, the shop offers an attractive, welcoming setting for customers and is ready for a new owner to build on its established presence. It is much more than a retail outlet: Siop Gwril is a valued hub at the heart of the village, serving local residents and visitors with a wide variety of products. The business generates an excellent income. Accounts can be made available for inspection to genuinely interested parties, upon production of proof of funds and confirmation of interest. A central village location Llwyngwril is a coastal village in southern Gwynedd, set along the A493 between Tywyn and Fairbourne. The road connects the village with neighbouring communities and provides a prominent position for a business serving both the local area and those travelling through. The village is close to the coast, giving Siop Gwril an appealing setting within a well-loved part of the Welsh coastline. Scope to develop Alongside the opportunity to continue the shop's current business, the property offers potential for future development or alternative uses, subject to any necessary planning permissions and consents. This provides an incoming owner with the chance to make the most of an established village presence while considering how the property and business could develop over time. Whether you are an experienced retailer, an owner-operator looking for a new venture, or an investor seeking a property with an established role in its community, Siop Gwril offers a distinctive opportunity in a prominent coastal village location. Key features * Established village shop and community hub * Recently refurbished to an excellent standard * Prominent main road frontage onto the A493 * Central location on Brook Street, Llwyngwril * Wide variety of products sold * Excellent income generated * Accounts available to genuinely interested parties, subject to proof of funds and confirmation of interest * Development or alternative-use potential, subject to necessary consents * Opportunity to continue and build on an established local business Property Type: Shop Full selling price: £250000.00 Pricing Options: Guide Price Tenure: Freehold Council tax band: H Outside Space: Rear Garden, Enclosed Garden Parking: Off street Heating Type: Air Conditioning, Electric Heating Chain Sale or Chain Free: Chain free -----



Bed Room(s)



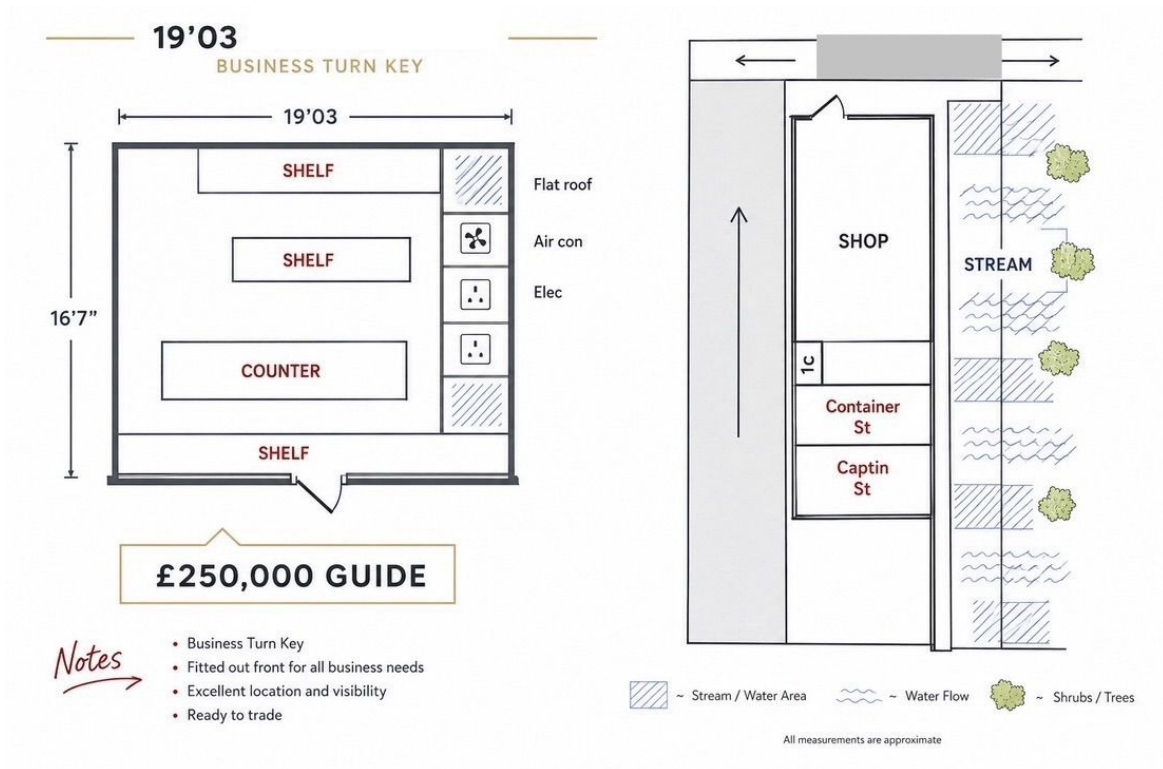
Bath Room(s)



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

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