

haf jones & pegler

gwerthwyr tai • estate agents



Caffi Cei, Bridge Street
Caernarfon, LL55 1AF

£30,000



www.hafjonesandpegler.co.uk

317 High Street ■ Bangor ■ Gwynedd ■ LL57 1YA ■ 01248 364 422
sales@hafjonesandpegler.co.uk

Property Description

An opportunity to acquire a spacious mid terraced property, trading as a Cafe for the last 18 years with a 5 bedroom owners apartment above. The property briefly comprises 2 lower basement store rooms, basement kitchen and preparation room, further store room and staff toilet, ground floor cafe seating 68 with large window overlooking the castle with further potential to create a balcony, customer toilet, the apartment briefly comprises first floor lounge, kitchen/diner and toilet, 2 second floor bedrooms and a bathroom, 3 attic bedrooms. The property also benefits from gas central heating. Tenure Leasehold, 10 year lease, £15,600 per annum.

Directions

By foot from The Maes proceed out of Caernarfon along Bridge Street then the premises will be seen on the left hand side, just before reaching Haf Jones and Pegler's office on the right.

Accommodation

Hall

Stairs, door to:

Store Room

Store Room 5.66m (18'7") x 2.67m (8'9")

Landing

Door to:

Store Room 5.78m (19') x 4.99m (16'4")

Store Room 5.85m (19'2") x 3.70m (12'2")

Open plan to:

Kitchen 5.66m (18'7") x 4.62m (15'2")

Two PVCu double glazed windows to rear, fully fitted kitchen, door to:

Inner Lobby with WC off

Fitted with two piece suite comprising wash hand basin and W.C.

Landing

Stairs.

Dining Room

With serving counter, large picture window overlooking the castle, door to:

Separate WC

Fitted with wash hand basin and W.C.

Hallway

Stairs.

Landing

Stairs, door to:

WC

Fitted with wash hand basin and W.C.

Kitchen/Diner 3.84m (12'7") x 3.28m (10'9")

Fitted with a range of matching units with worktops above, integrated oven and hob.

Lounge 5.69m (18'8") x 5.16m (16'11")

Two single glazed windows, open fire set in slate surround, double radiator.

Landing

Stairs, door to:

Bedroom 1 5.66m (18'7") x 4.59m (15'1")

Two single glazed windows.

Bedroom 2 3.34m (11') x 3.22m (10'7")

Single glazed window, double radiator.

Bathroom

Fitted with four piece suite comprising bath, wash hand basin, shower cubicle and W.C, single glazed window.

Landing

Door to:

Bedroom 3 4.88m (16') x 2.49m (8'2")

Bedroom 4 4.88m (16') max x 2.48m (8'2")

Bedroom 5 4.88m (16') max x 2.48m (8'2")





MISREPRESENTATION ACT 1967

These particulars are issued by Haf Jones & Pegler on the understanding that: (1) the particulars are set out as a general guidance for intending purchasers or lessees and do not constitute, or constitute part of, an offer or contract; (2) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (3) no person in the employment of Haf Jones & Pegler has any authority to make or give any warranty whatever in this property; (4) neither Haf Jones & Pegler nor the vendors of the property shall be responsible for any expense that may be incurred in visiting the property should it prove to be unsuitable or to have been let, sold or withdrawn. Applicants are advised to make an appointment through us before viewing.

