

COMMERCIAL

Dolgellau Launderette,
Smithfield Street, Dolgellau,
LL40 1DE

OIRO £120,000



Walter Lloyd Jones
LAND & ESTATE AGENTS



Details



Details



Self Service Launderette
For Sale as a going concern
Well established business
Town Centre Location

Ground floor launderette, W.C. and store room
First floor comprising two further rooms
Courtyard
EPC Rating E

Offering an exciting opportunity to purchase, as a going concern, a self service launderette, located in a central position within close proximity to the rest of the town and amenities. The business enjoys strong repeat custom.

The main laundrette area comprises 3 dryers and 3 washing machines with seating area. From here a door leads to a W.C. , and rear storage room with access through to an enclosed courtyard. To the first floor there are two further rooms offering storage, with one housing the hot and cold water tanks for the machines.

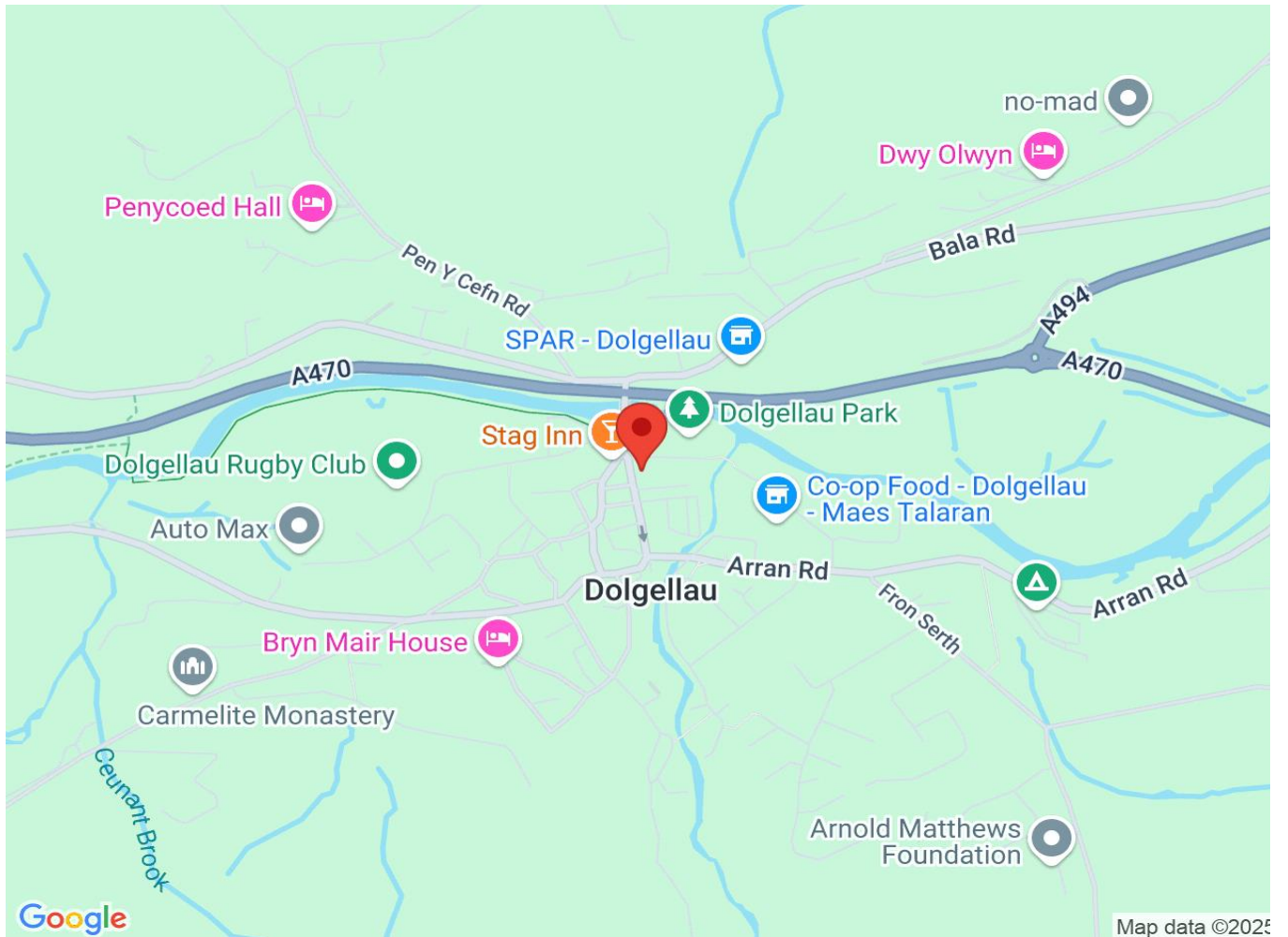
The launderette is a well established business which would provide a 'hands off' opportunity for somebody seeking an income. During recent years, the property has undergone a scheme of refurbishment to include a new roof and re-plastering works.

Viewing is highly recommended.

Tenure: Freehold

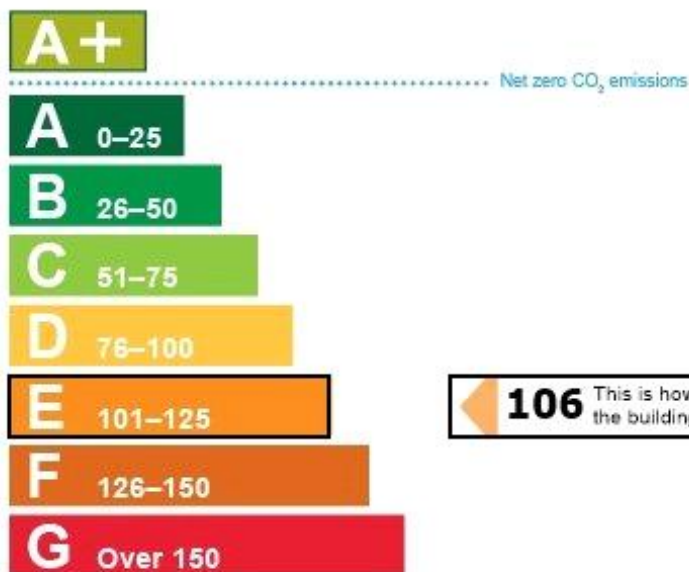
Launderette Area <i>w: 5.34m x l: 4.83m</i>	Door and window to front, 2 windows to side, 3 dryers and 3 washing machines, cushion flooring. Door to :-
Separate WC <i>w: 1.61m x l: 1.21m</i>	Low level W.C. , wash hand basin, extractor, concrete floor, door and step down into:-
Storage Room 1 <i>w: 6.99m x l: 2.69m</i>	Door to side leading into enclosed courtyard, door to side with pathway leading to main road, window to side, open fireplace (unused) staircase to:-
FIRST FLOOR:	
Storage Room 2 <i>w: 6.99m x l: 2.82m</i>	Window to side, boarded floor, step up and opening leading to:-
Storage Room 3 <i>w: 5.5m x l: 5m</i>	Door to front, window to front, 2 windows to one side and 1 window to other side, exposed beams, hot and cold water tanks for machines, electric fuse board.
Outside	To the side of the property there is an enclosed courtyard area.

Location



Energy Performance Asset Rating

More energy efficient



Less energy efficient

Fixtures & Fittings

The Agents have not tested any apparatus, equipment, fixtures, fittings or services, so cannot verify that they are in working order, or fit for their purpose: neither have the Agents checked the legal documents to verify the boundaries or the freehold/leasehold status of the property. The buyer is advised to obtain verification from his or her solicitor or surveyor. All measurements are approximate and should not be relied upon when ordering carpets etc.

Before making an Offer

To comply with Money Laundering Regulations, we require the following to be submitted BEFORE putting forward an offer to the Vendor.

- Proof of identification: i.e. passport or photo driving licence.
- Evidence of Address: utility bill, bank statement, credit card statement (must be within 3 months), council tax demand.
- Evidence of Funds: evidence to show how the funds have been obtained, such as a mortgage offer or bank statements.

If you have queries regarding the above, please do not hesitate to contact us.

VIEWING: Strictly by appointment through the agents
PROPERTY REF: CS0064

Messrs. Walter Lloyd Jones & Co Ltd. and the Vendors of this property, whose Agents they are, give due notice that the particulars set out here are for the general guidance of intending purchasers and do not constitute any part of offer or contract. The particulars aim to comply with the Property Misdescription Act. The details, therefore omit any descriptions of a subjective nature or any which are not matters of fact and prospective purchasers are advised to view the property to satisfy themselves as to such matters.

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