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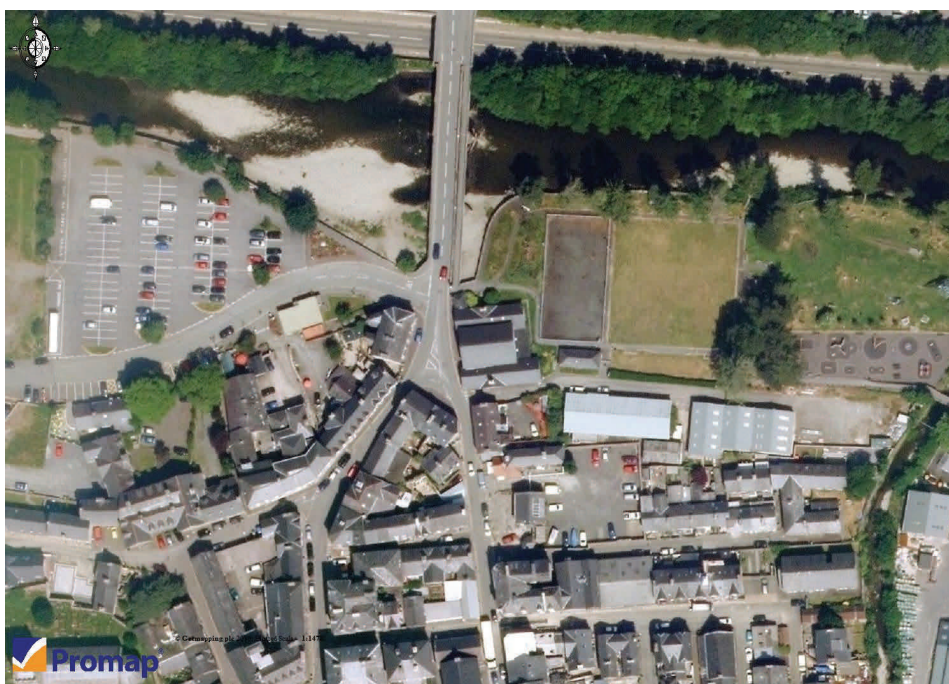
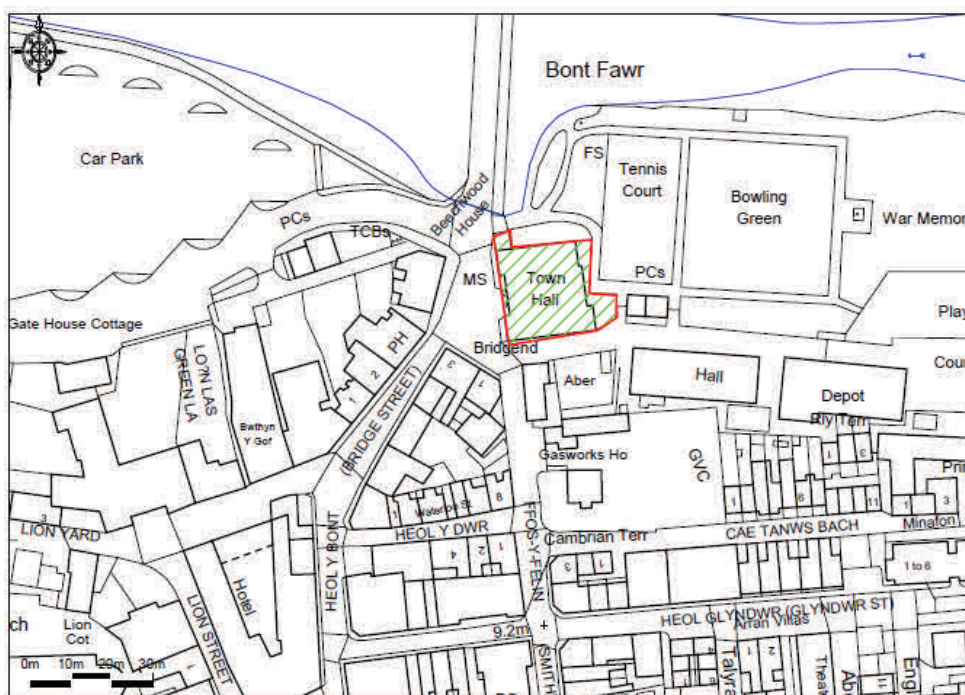
FOR SALE

**Grade 2 Listed
Building**

**Dolgellau
Magistrates Court**

County Hall
Dolgellau
LL40 1AU

4,101 sqft (381 sqm) on 0.21
acres (0.08 hectares)



Further information

For further information please
contact:

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Opportunity

The subject opportunity comprises a unique opportunity to acquire a Grade 2 listed building in the centre of Dolgellau town centre.

The property offers the potential for a variety of alternative uses for both a comprehensive refurbishment or a letting as office accommodation. Potential future uses including residential development, offices, etc subject to obtaining satisfactory planning permission.

Further details on application to marketing agents.

Location

Dolgellau is a small market town located in the County of Gwynedd in North East Wales. The town is located approximately 6 miles to the East of Barmouth, positioned directly accessible from the A470, the main link between North and South/Mid Wales.

The town is a popular tourist town positioned within close proximity of other visitor destinations including Caernarfon and Barmouth.

The town has a small resident population of approximately 2,700 inhabitants.

Description

The subject opportunity comprises a Grade 2 listed former Court building positioned fronting onto the Junction of Bridge Street, Smithfield Street and Ffos Y Felin.

The property comprises a 2 storey stone built building with pitched slate roof. To the Eastern side the property boundaries the river, to the South tennis courts and playing field and to the West an access lane way.

Internally the property comprises Court accommodation—a central large Court with waiting areas and offices to the front together with holding cells. WC's and ancillary facilities are provided to each side.

The property is situated in a Conservation area and is Grade 2 listed status.

Access is provided directly from Bridge Street.

The immediate area is predominantly commercial with a number of residential conversions having taken place in recent years. The central retail pitch for the town is positioned further along Ffos Y Felin.

Accommodation

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

Floor	GIA Sq M	GIA Sq Ft
Ground	381.50	4,107
Total	381.50	4,107

The property is situated on a site of 0.21 acres (0.08 hectares).

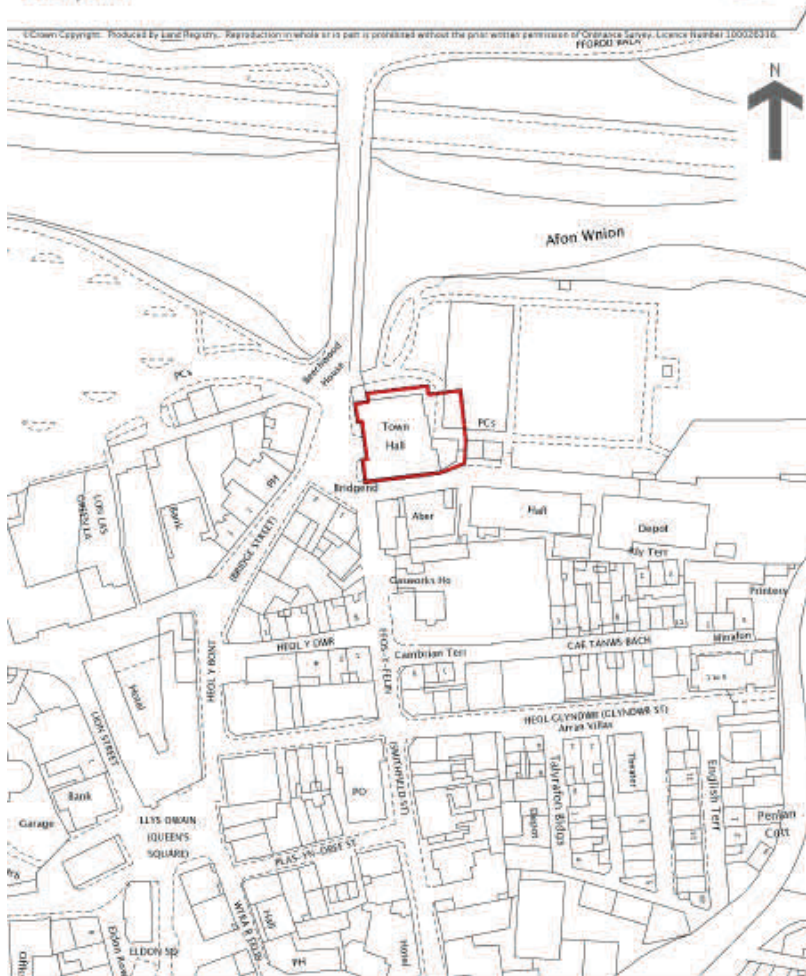
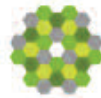
Planning

The property falls within Class D1 of the Town and Country Planning (Use Classes) Order 1987, as amended.

The site lends itself for a redevelopment for a variety of uses — uses are subject to requisite planning permissions.

Land Registry
Official copy of
title plan

Title number CYM395717
Ordnance Survey map reference SH7217NE
Scale 1:1250 enlarged from 1:2500
Administrative area Gwynedd



Information Pack

Any further available information is available on request from agents.

Any available information will be issued supporting any tender request.

Tenure

We are advised that the property is held on a freehold basis.

Energy Performance

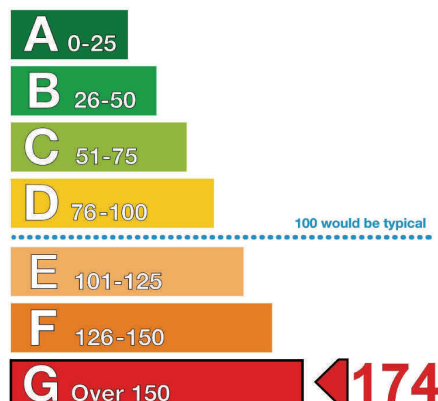
The property has the following rating:

VAT

All figures quoted are exclusive of VAT, where applicable.

Method of Sale / Timetable

The property is to be sold on an informal tender basis. Further details of timing and tender process on application to agents.



For more information and viewings please contact:

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