

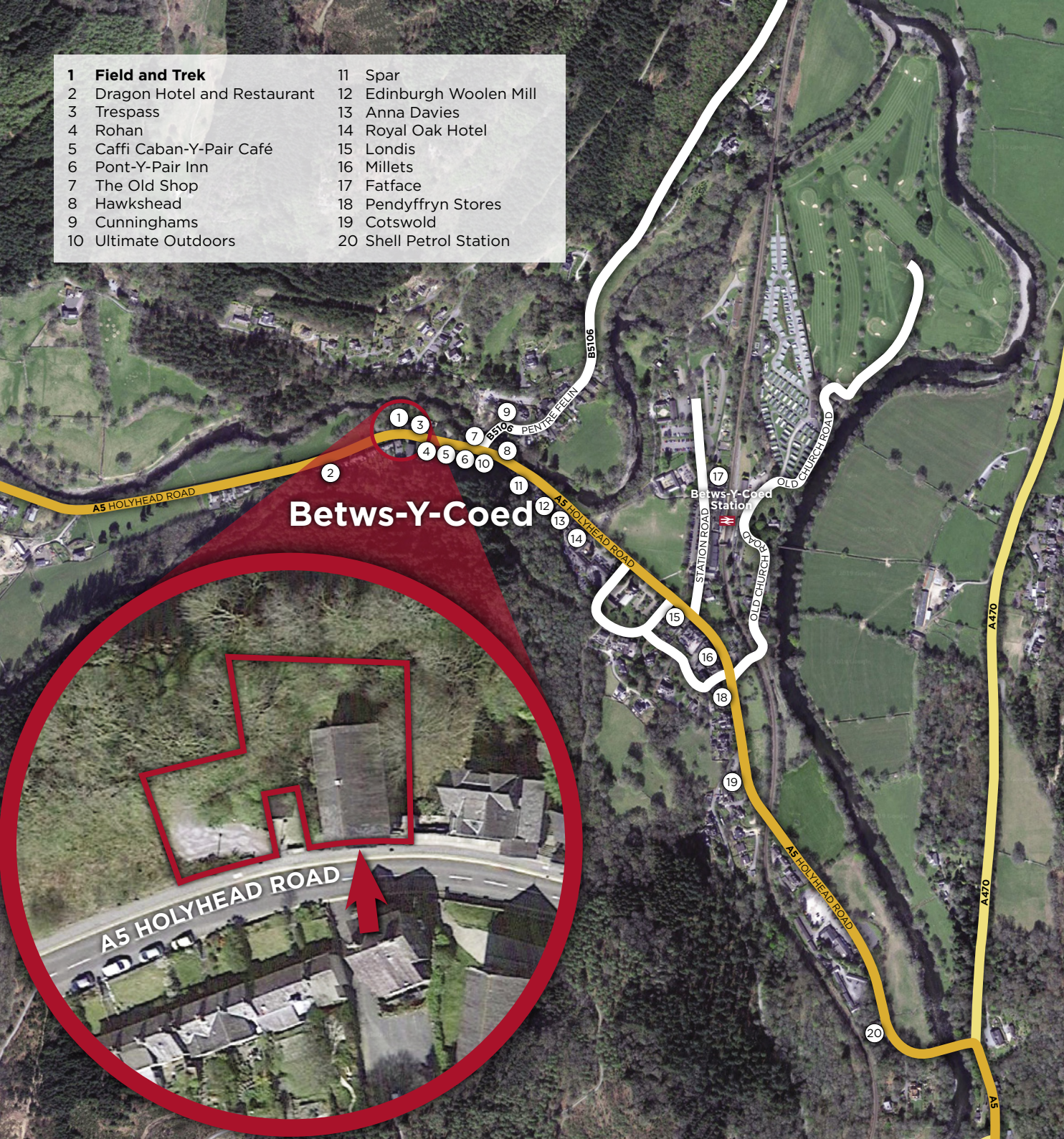
# FOR SALE



**PRIME RETAIL PREMISES IN POPULAR NORTH WALES LOCATION**  
Field and Trek, Former Chapel, Holyhead Road, Betws-Y-Coed LL24 0BW



- |                               |                          |
|-------------------------------|--------------------------|
| 1 Field and Trek              | 11 Spar                  |
| 2 Dragon Hotel and Restaurant | 12 Edinburgh Woolen Mill |
| 3 Trespass                    | 13 Anna Davies           |
| 4 Rohan                       | 14 Royal Oak Hotel       |
| 5 Caffi Caban-Y-Pair Café     | 15 Londis                |
| 6 Pont-Y-Pair Inn             | 16 Millets               |
| 7 The Old Shop                | 17 Fatface               |
| 8 Hawkshead                   | 18 Pendyffryn Stores     |
| 9 Cunninghams                 | 19 Cotswold              |
| 10 Ultimate Outdoors          | 20 Shell Petrol Station  |



**Betws-Y-Coed**

## Summary

- Attractive and substantial former chapel premises extending to 5,293 sq ft
- Prominent position located in North Wales' most popular inland resort
- Situated on Holyhead Road, Bets-Y-Coed's prime retail, leisure and hotel destination
- Would potentially suit redevelopment to suit a variety of uses such as hotel, restaurant, café, bar etc subject to planning permission
- Adjacent land provides opportunity for further development STPP



## Location

Betws-Y-Coed is North Wales most popular inland resort and accommodation provider and is the principal village of the Snowdonia Nation Park. The village is very popular amongst tourists and is well known for outdoor activity holidays.

- |             |          |
|-------------|----------|
| ● Conwy     | 15 miles |
| ● Llandudno | 19 miles |
| ● Abersoch  | 41 miles |
| ● Wrexham   | 40 miles |
| ● Rhyl      | 28 miles |
| ● Chester   | 55 miles |







## Situation

The property is located to the north of Holyhead Road (A5) in the centre of Betws-Y-Coed. Holyhead Road is Betws-Y-Coed's prime pitch with many local and national retail, restaurant and hotel operators. Nearby retail occupiers include:

- Trespass
- Rohan
- Hawkshead
- Cotswold
- Anna Davies
- Millets



## Accommodation

The property has been measured on a net internal area basis (NIA) and provides the following areas:

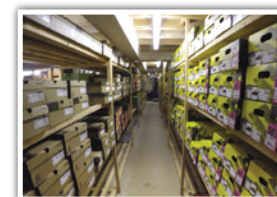
Floor	Use	Size m <sup>2</sup>	Size sq ft
Ground floor	Sales	134.47	1,447
First Floor	Sales	108.58	1,169
Second Floor	Storage	131.12	1,411
Basement	Sales	117.55	1,265
<b>Total</b>		<b>492</b>	<b>5,293</b>



## Description

The property comprises of a three-storey Grade II listed former chapel which is currently trading as a Field & Trek outdoor equipment and clothing store. Externally the property is of stonework construction with timber framed single glazed windows with concrete lintels beneath a pitched slate roof. The property is entered via a glazed frontage with automatic sliding doors and the internal fitout is to a good standard with linoleum flooring, wall mounted shelving and fluorescent tube lighting. The basement, ground and first floors are currently used as sales accommodation with the second floor used for storage.

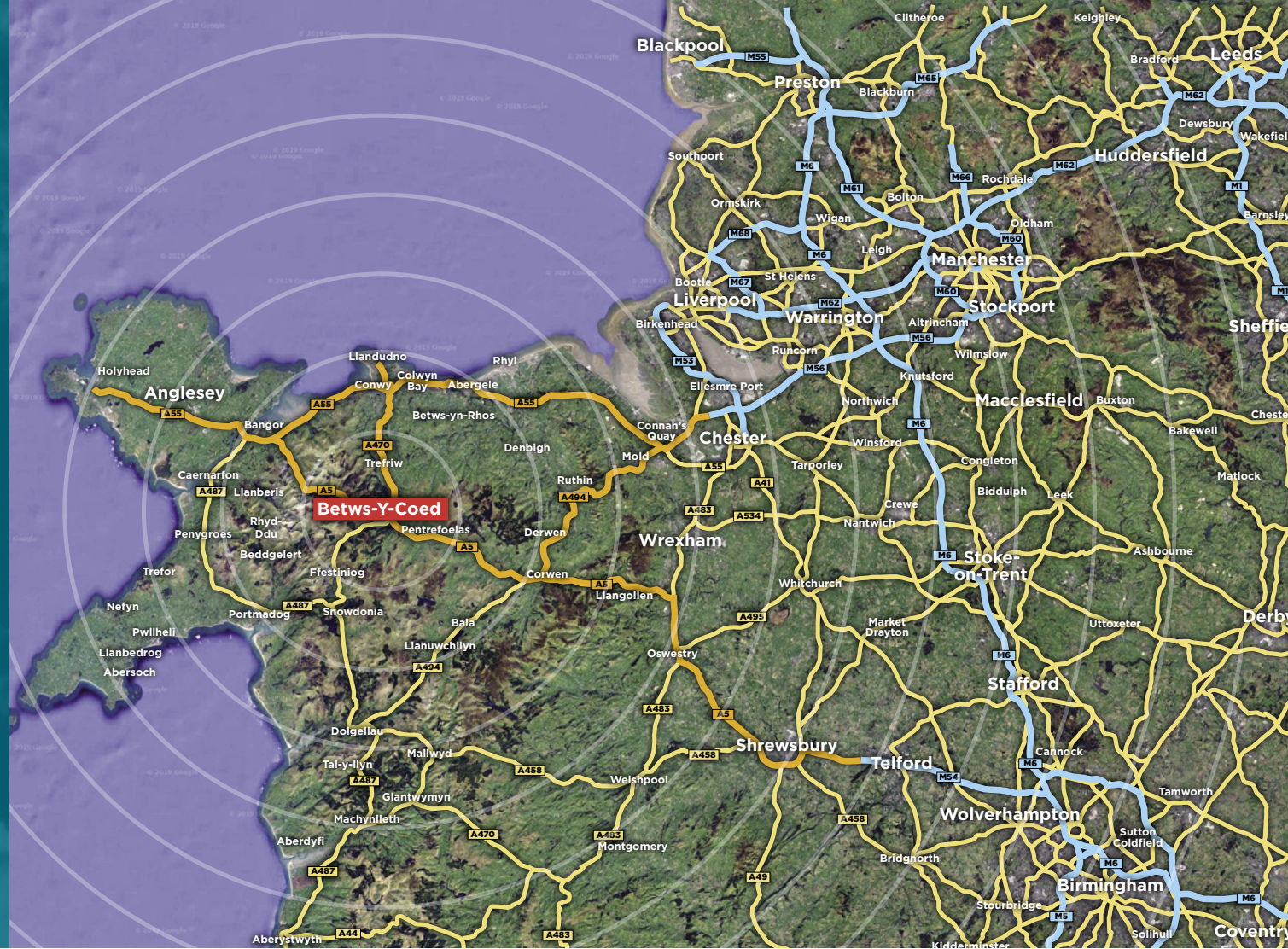
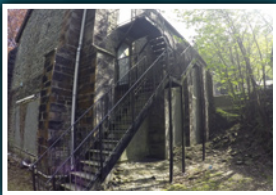
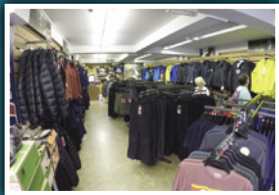
The property comes with additional land which sits adjacent to the property which could potentially be utilised for parking or further development such as additional retail, hotel or serviced apartments subject to planning permission.







## Former Chapel Holyhead Road Betws-Y-Coed LL24 0BW



### Tenure

Freehold.

### VAT

All prices quoted are exclusive of but may be liable to VAT.

### Legal Costs

Each party is responsible for their own legal costs in relation to the sale.

### Business Rates

The property has a rateable value of £19,250.

### EPC

The property is exempt from the MEES.

### Price

Price on application.

### Viewings

Please get in touch with the sole agent's WT Gunson for the attention of Nick Barnes:  
Tel: 0161 833 9797



**Nick Barnes**

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