

DAFYDD HARDY

COMMERCIAL

MASNACHOL

FOR SALE: £695,000

Dol Peris House, High Street, Llanberis, Gwynedd LL55 4HA

Dol Peris, offers a premier hospitality opportunity in the heart of Llanberis. The property is a beautifully restored and substantial Grade II Listed property with an exceptional reputation, ideally positioned in the centre of the vibrant resort village of Llanberis, North Wales. Currently operating as successful self-catering accommodation, Dol Peris is perfectly laid out for this purpose, yet offers potential for conversion into a traditional bed and breakfast with owner's accommodation. Lovingly renovated by the current owners to an impressively high standard, the property features 10 stylish guest bedrooms, including 6 en-suites, comfortably sleeping up to 24 guests. The ground floor provides an exceptional suite of guest facilities, including two welcoming guest lounges, a spacious dining room, full sized catering kitchen, utility and storage rooms, a dedicated drying room (ideal for outdoor enthusiasts) and a versatile conference/classroom space with its own independent rear access. Additional features include a cellar and ample off-road parking. Turnover for financial year 2024/25 was approximately £188,000.

Location

Llanberis is one of North Wales' most dynamic tourist destinations. Nestled on the southern shores of Llyn Padarn and at the foot of Yr Wyddfa (Snowdon) — the highest mountain in Wales — the village welcomes hundreds of thousands of visitors each year. It's a destination for walkers, climbers, and outdoor enthusiasts, and sits adjacent to the Dinorwic Slate Quarries, now a UNESCO World Heritage Site. The village hosts internationally recognised endurance events such as Ras yr Wyddfa (the Snowdon Race), Snowdonia Marathon, Pedal, Paddle Peak yr Wyddfa and the Snowdonia Trial Marathon. Often described as the Gateway to Snowdonia, Llanberis offers excellent access to surrounding attractions including the scenic villages of Beddgelert and Betws y Coed, the Lleyn Peninsula and Anglesey coastal resorts; adventure attractions like Zip World, Bounce Below; world-class climbing and mountain biking facilities and a wealth of historic castles and monuments. Whether you're seeking a turnkey hospitality business or a flexible property with potential for lifestyle change and income generation, Dol Peris represents a rare and exciting opportunity in one of the UK's most visited and loved regions. Viewings are highly recommended to fully appreciate the scope and quality of this exceptional offering.







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Accommodation
The premises provide the following approximate dimensions:-

ACCOMMODATION		
Ground Floor		
Lounge 1	4.69m x 4.61m	(15'5" x 15'1") max
Lounge 2	5.11m x 4.27m	(16'9" x 14') max
Dining Room	5.11m x 4.91m	(16'9" x 16'1") max
Lounge 3	4.61m x 4.49m	(15'1" x 14'9") max
Residents Kitchen	4.84m x 4.77m	(15'11" x 15'8") max
Classroom / Conference	5.03m x 4.84m	(16'6" x 15'11") max
First Floor		
Bedroom 1	3.89m x 3.74m	(12'9" x 12'3") max
Bedroom 2	5.11m x 2.16m	(16'9" x 7'1") max
Bedroom 3	5.11m x 4.41m	(16'9" x 14'6") max
Bedroom 4	3.35m x 2.32m	(11' x 7'7") max
Bedroom 5	4.69m x 4.62m	(15'5" x 15'2") max
Bedroom 6	4.62m x 4.49m	(15'2" x 14'9") max
Bedroom 7	5.02m x 4.59m	(16'6" x 15'1") max
Shower Room	2.16m x 1.76m	(7'1" x 5'9") max
Second Floor		
Bedroom 8	.73m x 5.11m	(22'1" x 16'9") max
Bedroom 9	2.86m x 2.32m	(9'5" x 7'7") max
Bedroom 10	6.73m x 4.62m	(22'1" x 15'2") max

Agents Note
Please note the images and floorplans/measurements have been provided by the owner.

Tenure
Freehold.

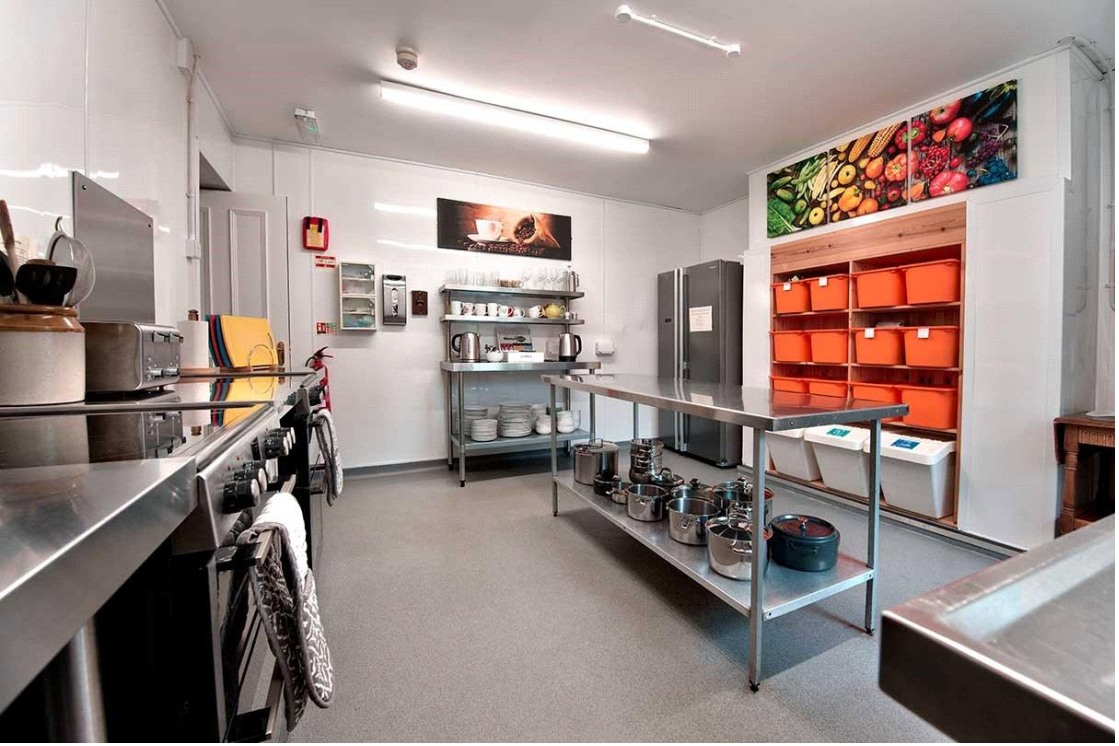
Rates
We have been informed that the current owners have small business rates relief and are currently paying a **Rateable Value of £880 per annum.**
Dafydd Hardy gives no warranty that the values supplied or the sums of money expressed as being payable are accurate and the assignee should make their own enquires with the Local Rating Authority to confirm the figures quoted are correct.

Energy Performance Rating
The property has the following EPC rating: C. See EPC report for full information.

Legal Cost/VAT
Each party will be responsible for their own legal costs incurred in this transaction. Prices, outgoings and rentals are exclusive of, but may be liable to, VAT.

Money Laundering Regulations
We are obliged to verify the identity of any proposed purchasers/tenants once a sale/let has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering. This is a legal requirement.

Contact: Commercial Department
Tel: 01286 676760 / 01286 677774
Email: commercial@dafyddhardy.co.uk

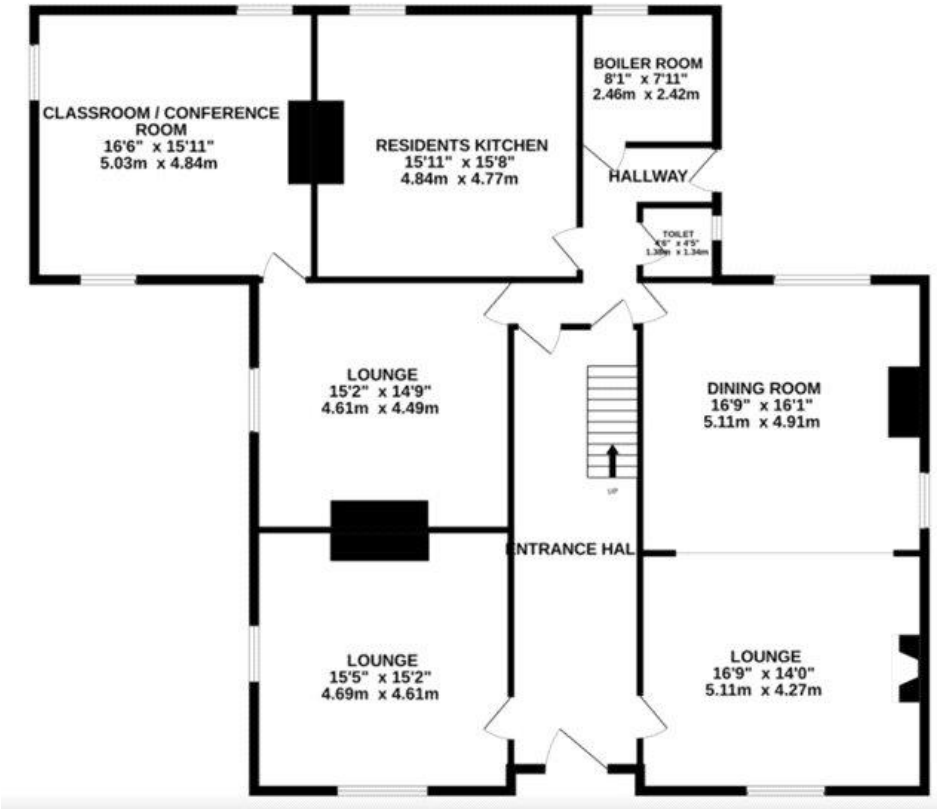




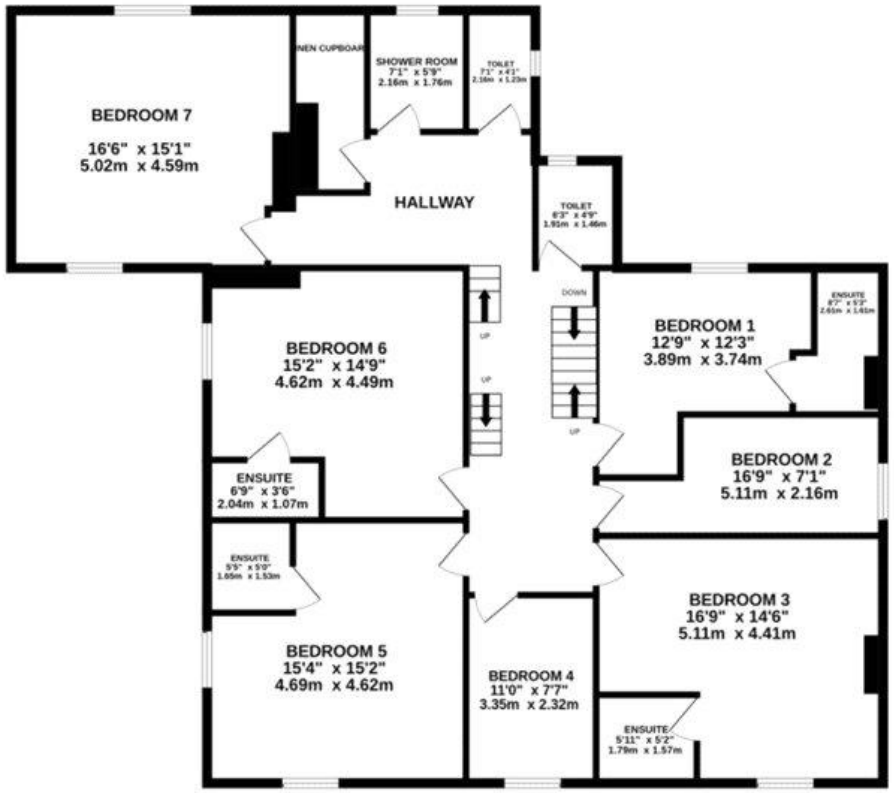




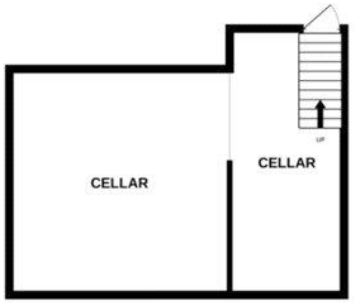
GROUND FLOOR



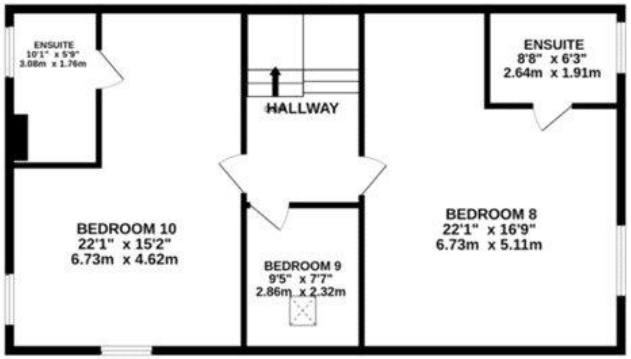
1ST FLOOR



BASEMENT



2ND FLOOR



Disclaimer

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