Fat Buddah Co, 1 Tyn Y Coed Buildings, High Street, Barmouth, LL42 1DS

OIRO £135,000

Freehold

EST. 1905

Walter Lloyd Jones

LAND & ESTATE AGENTS







Details













Details

Commercial Shop
Prime High Street Location
Large Display Window
Current Tenant in Situ
Detached Rear Storeroom
EPC TBC

Fat Buddah, 1 Tyn Y Coed Buildings, is a ground floor commercial retail premises occupying a convenient position on Barmouth High Street, within an established trading location benefiting from good levels of passing footfall.

The property is being offered for sale with a tenant in situ, who has expressed a wish to remain in occupation. Prospective purchasers should, however, note that the sale relates solely to the premises and does not include the business currently trading as Fat Buddah.

The accommodation provides a generous open-plan retail area, offering good trading space and benefiting from large display windows overlooking the High Street, providing excellent visibility and display opportunities. In addition, there is a useful separate storeroom situated to the rear of the property, accessed via the adjoining side alleyway, providing valuable additional storage space.

The property offers an appealing opportunity for an investor seeking a commercial investment with an existing tenant in occupation, or alternatively for an owner-occupier wishing to acquire premises for their own business use in this popular coastal town.

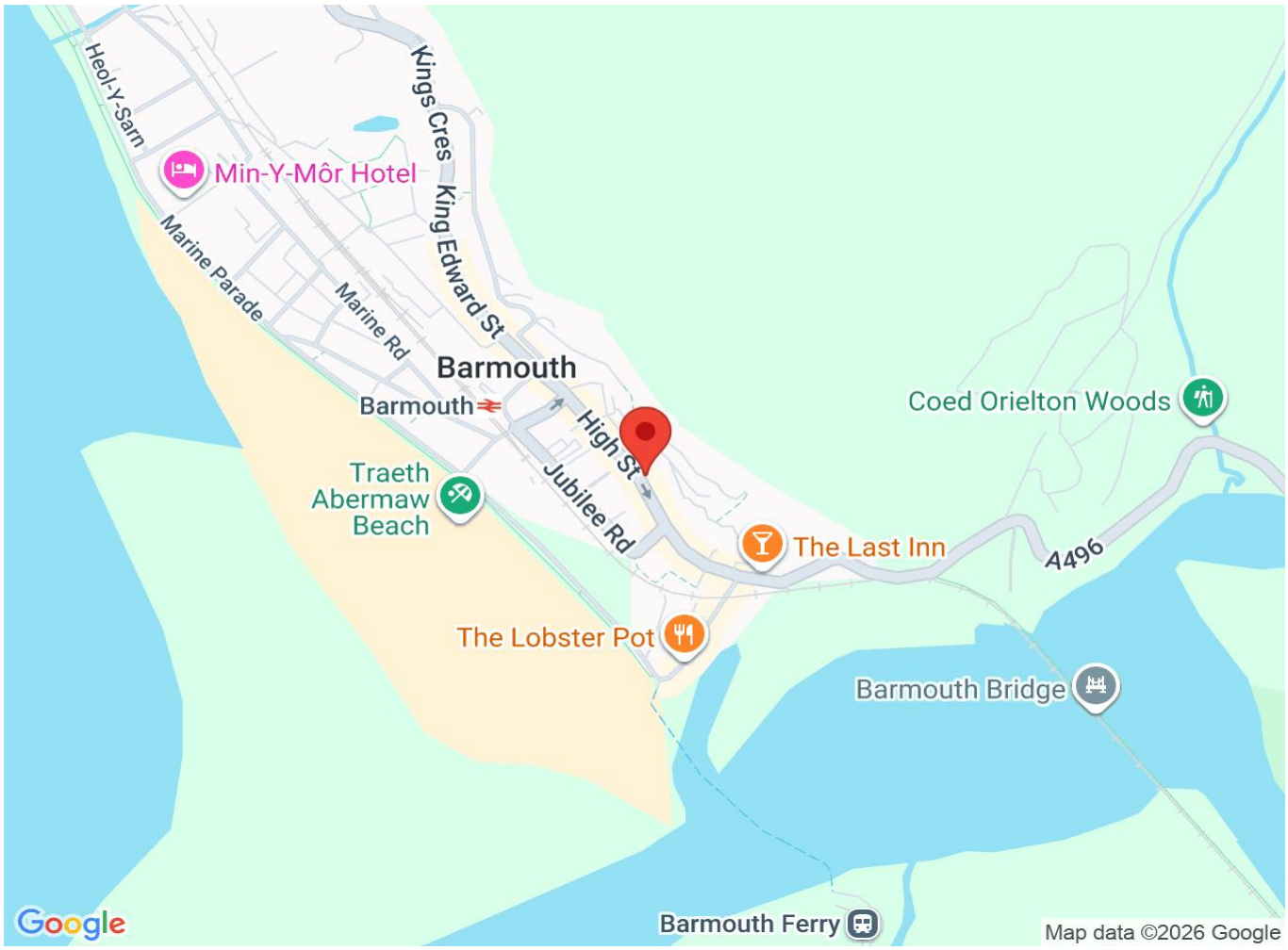
Location
Barmouth is a charming seaside town on the west coast of Snowdonia in Gwynedd, North Wales. Famed for its long sandy beaches, Victorian architecture, and stunning mountain backdrop, it's a favourite for both holidaymakers and those seeking a peaceful coastal lifestyle. The town offers a variety of independent shops, cafés, and restaurants, along with easy access to scenic walking and cycling routes, including the beautiful Mawddach Estuary Trail and Snowdonia National Park.

Tenure: Freehold
Parking options: On Street
Electricity supply: Mains
Water supply: Mains
Sewerage: Mains

Shop Area *w: 4.87m x l: 7.22m*	Door to front, display window to front, suspended ceiling with light fitments, display shelves and rails, fan blow heater above doorway, carpet tiled floor. Door to rear leading into:
Storage Area *w: 1.22m x l: 3.82m*	Shelving and carpet tiled floor.
*	From main shop floor, door into:

WC *w: 0.96m x l: 2.17m*	Low level W.C., wash hand basin, quarry tiled floor.
Rear Shop Area *w: 5.32m x l: 7.56m*	Steps down to rear shop area. Display rails, changing room, decked floor.
Out Building *w: 5.39m x l: 2.37m*	Door to rear, window to rear, ceiling downlights, stainless steel sink and drainer, base units below, tiled splash backs, 1 wall unit, electric panel heater, heated towel rail/radiator. Door into:
Shower Room *w: 1.98m x l: 1m*	High window to side, shower cubicle with electric shower, wet wall panelling, extractor fan, vanity wash hand basin, vanity low level W.C., LED mirror, electric blow heater, laminate floor.

Location


Heol-Y-Sarn
Kings Cres
King Edward St
Min-Y-Môr Hotel
Marine Parade
Marine Rd
Barmouth
Barmouth
High St
Jubilee Rd
Traeth
Abermaw
Beach
Coed Orielton Woods
The Last Inn
A496
The Lobster Pot
Barmouth Bridge
Google
Barmouth Ferry
Map data ©2026 Google

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.

COUNCIL TAX BAND:	
VIEWING:	Strictly by appointment through the agents
PROPERTY REF:	RS3345

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.

Dolgellau Office
Bridge St. Dolgellau LL40 1AS
T: 01341 422 278
dolgellau@walterlloydjones.co.uk