



Tir ac Eiddo  
**LWH**  
Land and Property  
Lloyd Williams & Hughes

Commercial Property comprising a Gallery, Coffee Shop, Workshop and Two Apartments  
21 Stryd Penlan Street  
Pwllheli, LL53 5DE

£425,000  
[www.lwhproperty.com](http://www.lwhproperty.com)



## 21 Penlan Street, Pwllheli, LL53 5DE

Offered for sale on behalf of the owners who are retiring following eighteen successful years of running as a Gallery on Penlan Street in the centre of Pwllheli. A multi-purpose property of interest to both investors or owner occupiers including a gallery, coffee shop, picture framing workshop, and stores. There are two apartments located above the gallery with further studio and office space above the workshops.

In 2006 the property was redeveloped to include the construction of modern workshops to the rear and the refurbishment of the gallery and the apartments above. A property of such a high standard rarely comes to the open market after receiving substantial investment.

Pwllheli is a busy market town, located on the south coast of Penrhyn Llyn which is a popular area with tourists. The well-known company Tonnau has operated from the property since 2006 providing an extensive collection of contemporary art, original paintings, textiles, photographs, craft, cards and jewellery.

There are two, two-bedroom apartments, with a communal entrance to the side of the main property. One apartment faces Penlan Street whilst the other overlooks the courtyard to the rear. There are two tenants in the apartments, further information regarding the letting is available through the agent.

The building 21, Penlan Street is for sale however, if a potential buyer is interested in continuing with Tonnau as a business, then the sale of the existing stock can be discussed further.

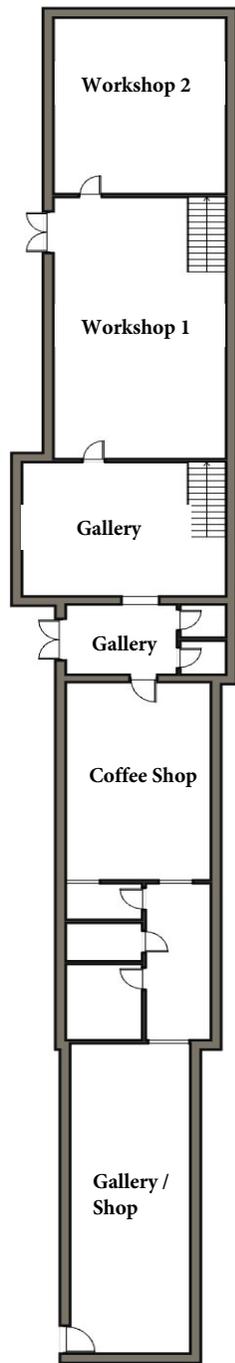
27 Stryd Penlan Pwllheli Gwynedd LL53 5DE

01758 719 682

office@lwhproperty.com

www.lwhproperty.com

PROPERTY MISDESCRIPTIONS ACT 1991: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer, References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view. The plans and drawings provided are for illustrative purposes only. Any areas, measurements or distances are approximate. The text and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consent



There is a parking space for one vehicle on the grounds of the property, a further parking space is allocated in the car park opposite.

**The Gallery:**

The main retail/display area has exposed stone walls and various features, the whole room is specially lit to display the items for sale. The coffee shop at the back of the gallery is a large room with potential to increase the provision of the coffee shop.

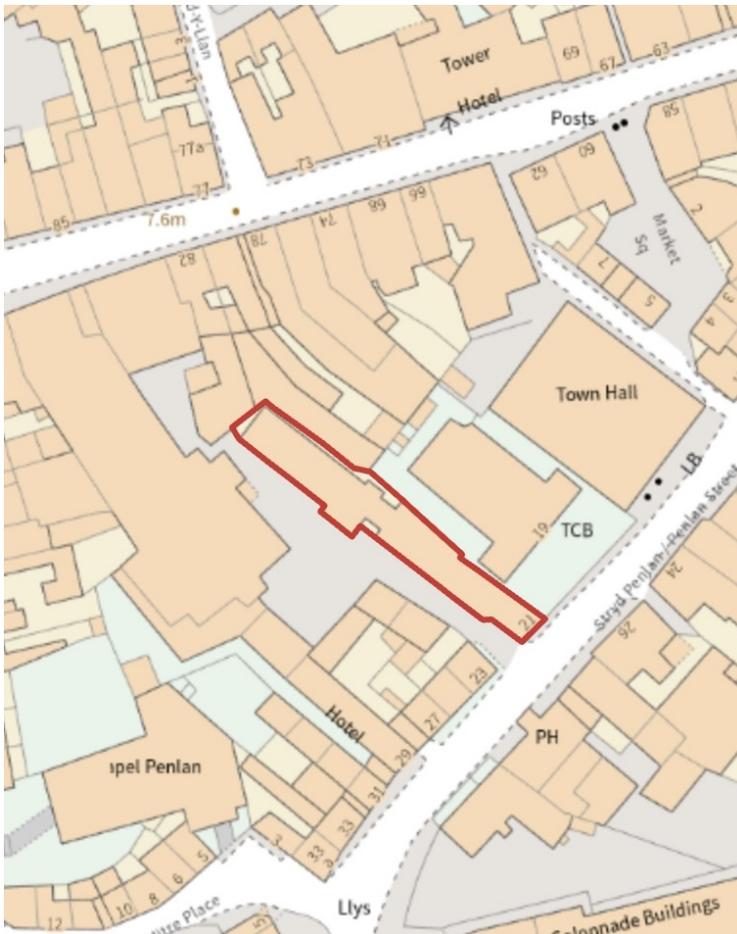
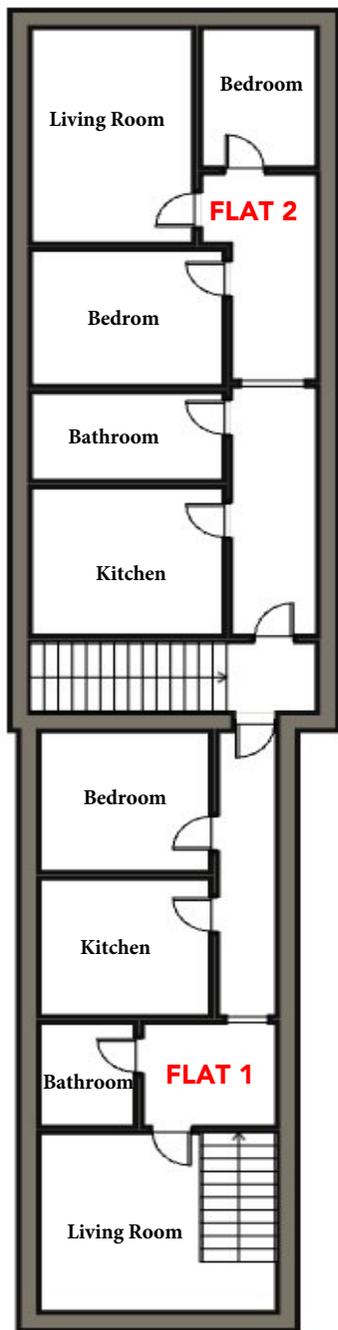
The Gallery	4.10m x 4.25m
<i>Main entrance from Penlan St.</i>	
Communal Hallway	1.80m x 2.36m
<i>Stairs to the apartments, side access.</i>	2.64m x 2.94m
Disabled Toilet	
Kitchen	1.54m x 1.88m
<i>Cupboards, sink and gas boiler. Coffee Shop</i>	1.40m x 2.59m
<i>Counter, dining area.</i>	5.20m x 7.91m

**Framing Workshops:**

The biggest development of the property was the rebuilding of the workshop at the back which provides a sizable workshop space. The entire building is insulated and heated by the central heating system. There is a security alarm on the ground floor of the building.

Above the workshops is a large room which is used as a offices, studio and meeting room with potential for many other uses. A flat roof link which includes a toilet and storeroom with external access, this area provides access between the workshops and the main gallery and retail area.

Hallway	3.29m x 4.0m
<i>External Access</i>	
Toilet	1.32m x 1.66m
Stores	1.37m x 1.55m
Gallery	5.39m x 8.15m
<i>Stairs to offices.</i>	
Framing Workshop 1	6.21m x 10.05m
<i>Stairs to offices. External access.</i>	
Framing Workshop 2	6.21m x 7.07m
Office / Meeting Room	2.25m x 17.26m (2.79m ridge)
<i>Large room spanning the length of the building.</i>	



### The Apartments:

Two apartments, with two bedroom located above the Gallery with separate access via the communal hallway. The apartments are supplied with gas central heating.

#### Apartment 1

At the front of the property looking down over Penlan Street.

Hallway 1.04m x 4.99m  
 Double Room 2.98m x 3.12m  
 Kitchen 2.90m x 3.12m  
 Bathroom 1.75m x 2.18m

Living Room 3.77m x 4.01m  
 Attic Bedroom 3.28m x 4.06m

#### Apartment 2

At the rear of the main property looking down over the rear courtyard.

Hallway 1.25m x 4.64m  
 Kitchen 3.37m x 3.51m  
 Bathroom 1.87m x 3.53  
 Hallway 1.65m x 4.64m

Double Room 2.87m x 3.63m  
 Living Room 2.97m x 4.78m  
 Single Bedroom 2.29m x 2.93m

### Location:

The property is located on Penlan Street in Pwllheli near Neuadd Dwyfor with a nearby parking space in the Penlan public car park.

### Construction:

The main property is built of stone elevations, partially rendered with exposed stone at the front elevation. Between the main property and the workshops/gallery is a hall built of block walls with a felt roof.

The gallery is of block/stone construction with an insulated 'box profile' roof.

The workshops are of portal frame construction with a 'box profile' covering, insulated. Double glazed windows and double doors. The windows and front doors are of hardwood construction with the majority being plastic.

**Services:** Mains Water, Mains Electric, Mains Gas and Mains Drainage.

**Rateable Value:** £8,600. Small business rates relief may be available, buyers to undertake own enquiries.

**Use Class:** Gallery, cafe, and premises.

**EPC:** Fflat 1 - C / Fflat 2 - C / Commercial - C.

**Tenure:** Freehold.

**Easements, Wayleaves and Rights of Way:** The property is sold subject to all existing easements, wayleaves, public and private right of ways whether specified or not in these sales particulars. Viewing: Please contact the office to book your viewing.

**Method of Sale:** Private Treaty.

**Lloyd Williams & Hughes and their clients give notice that:-** They do not have the authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulations or other consents and the agents have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.