Tir ac Eiddo

LWH

Land and Property

Lloyd Williams & Hughes

Oriel Y Mor - Eiddo masnachol yn cynnwys oriel, siop goffi, gweithdai a dau fflat

21 Stryd Penlan

Pwllheli, LL53 5DE

£425,000

www.lwhproperty.com

21 Stryd Penlan, Pwllheli, LL53 5DE

Gwerthir ar ran y perchnogion sydd yn ymddeol yn dilyn deunaw mlynedd llwyddiannus o weithredu fel Oriel y Môr ar Stryd Penlan yng nghanol Pwllheli. Eiddo aml bwrpas o ddiddordeb i fuddsoddwyr neu feddianwyr yn cynnwys galeri, siop goffi, gweithdy fframio lluniau, a stordy. Mae dau fflat wedi eu lleoli uwchben yr oriel a stiwdio uwchben y gwethdai.

Yn 2006 ail ddatblygwyd yr eiddo i gynnwys adeiladu'r gweithdai modern ac adnewyddu'r oriel a'r fflatiau uwchben. Prin daw eiddo sydd wedi derbyn y fath fuddsoddiad i'r farchnad agored ac wedi ei orffen i safon uchel.

Mae Pwllheli yn dref farchnad brysur, wedi ei leoli ar arfordir deheuol Penrhyn Llyn sydd yn ardal boblogaidd gyda thwristiaid. Mae cwmni adnabyddus Tonnau wedi gweithredu o'r eiddo ers 2006 yn darparu casgliad helaeth o gelf gyfoes, lluniau gwreiddiol, tecstiliau, ffotograffau, crefft, cardiau a gemwaith.

Mae dau fflat dwy lofft, gyda mynedfa gymunedol i'r ochr o'r prif eiddo. Mae un fflat yn wynebu Stryd Penlan tra bod y llall yn edrych dros y cwrt dros ffordd i'r gweithdy. Mae dau denant hir dymor yn y fflatiau, gwybodaeth pellach ar gael am y tenantiaeth trwy'r asiant.

Adeilad 21, Stryd Penlan sydd ar werth. fodd bynnag, os oes diddordeb gan ddarpar brynnwr mewn parhau a Tonnau fel busnes, yna mae gwerthu y stoc presennol i'w drafod ymhellach.

27 Stryd Penlan Pwllheli Gwynedd LL53 5DE   01758 719 682   office@lwhproperty.com   www.lwhproperty.com

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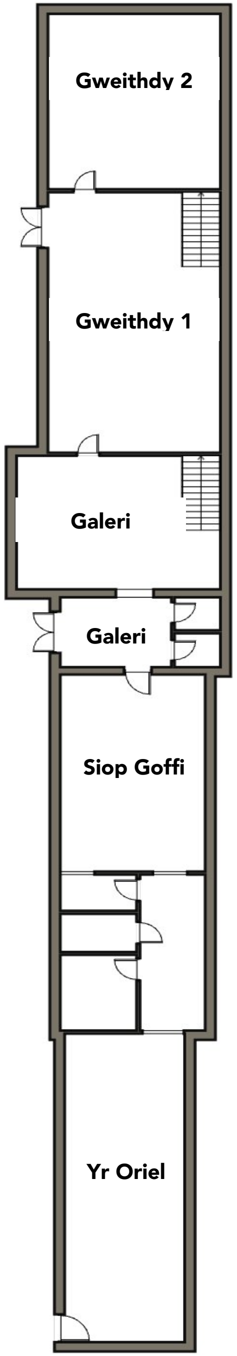
check the availability of any property before travelling any distance to view. The plans and drawings provided are for illustrative purposes only. Any areas, measurements or distances are approximate. The text and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consent



Mae safle parcio ar gyfer un cerbyd ar dir yr eiddo gyda hawl parcio i un car arall.

Yr Oriel:

Y brif ardal arddangos gyda waliau cerrig agored a chownter, mae'r ystafell gyfan wedi ei oleuo'n arbennig i arddangos yr eitemau sydd ar werth. Mae'r siop goffi yng nghefn yr oriel yn ystafell fawr gyda photensial i gynyddu darpariaeth y siop goffi.

Yr Oriel	4.10m x 4.25m
Prif fynedfa i Stryd Penlan	
Cyntedd	1.80m x 2.36m
Mynedfa Cymunedol	2.64m x 2.94m
Grisiau i'r fflatiau, mynedfa i'r ali.	
Toiled Anabl	1.54m x 1.88m
Cegin	1.40m x 2.59m
Cypyrddau, sinc a boiler nwy.	
Siop Goffi	5.20m x 7.91m
Cownter, ardal fwyta.	

Gweithdai Fframio:

Datblygiad mwyaf yr eiddo oedd ail adeiladu'r gweithdy yn y cefn sydd yn darparu gofod o faint sylweddol ar gyfer fframio. Mae'r adeilad cyfan wedi ei inswleiddio a'i wresogi gan y system gwres canolog. Mae larwm ddiogelwch trwy lawr gwaelod yr adeilad.

Uwchben y gweithdai mae ystafell fawr sydd yn cael ei ddefnyddio fel stordy, stiwdio a ystafell gyfarfod gyda photensial ar gyfer sawl defnydd. Mae linc to fflat sydd yn cynnwys toiled a stordy yn darparu mynediad o'r siop goffi trwodd i'r galeri a'r gweithdai.

Cyntedd	3.29m x 4.0m
Mynedfa allanol	
Toiled	1.32m x 1.66m
Stordy	1.37m x 1.55m
Galeri	5.39m x 8.15m
Grisiau i'r swyddfeydd.	
Gweitdy Ffarmio 1	6.21m x 10.05m
Grisiau i'r swyddfeydd. Mynedfa allanol	
Gweithdy Fframio 2	6.21m x 7.07m
Swyddfa / Ystafell Gyfarfod	2.25m x 17.26m (2.79m i'r crib)
Ystafell fawr hyd yr adeilad, defnyddiol i sawl pwrpas.	

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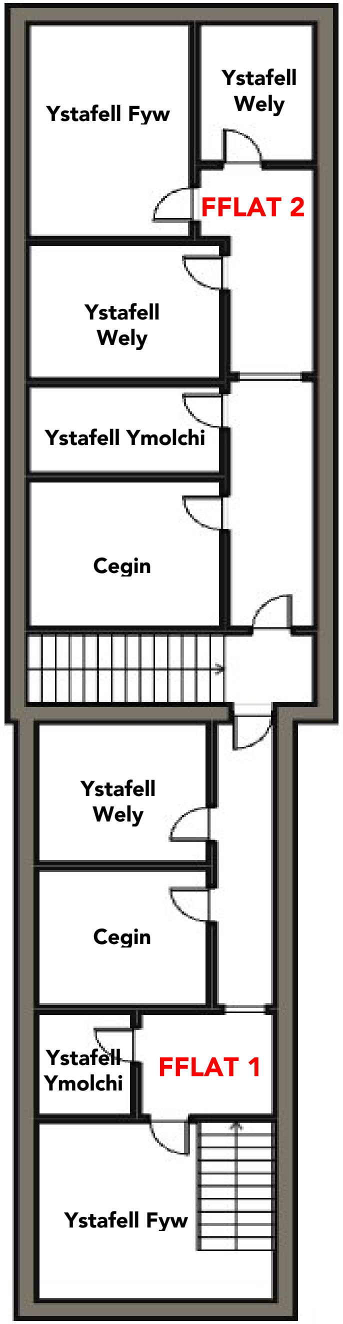

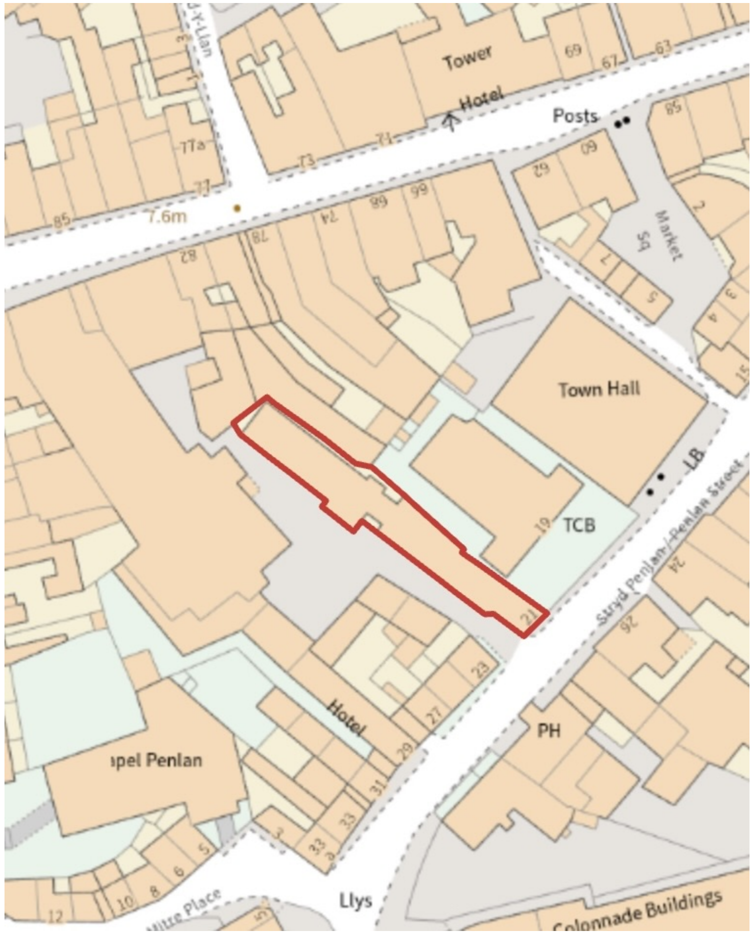

Y Fflatiau:
Dau fflat, dwy lofft uwchben yr Oriel gyda mynediad ar wahân trwy'r cyntedd cymunedol. Mae'r fflatiau gyda cyflenwad nwy a gwres canolog.

Fflat 1
Fflat sydd yn blaenu'r eiddo yn edrych lawr dros Stryd Penlan.

Cyntedd 1.04m x 4.99m
Ystafell Wely Dwbl 2.98m x 3.12m
Cegin 2.90m x 3.12m
Ystafell Ymolchi 1.75m x 2.18m
Ystafell Fyw 3.77m x 4.01m
Ystafell Wely Atig 3.28m x 4.06m

Fflat 2
Fflat yng nghefn y prif eiddo yn edrych lawr dros y man parcio tu cefn.

Cyntedd 1.25m x 4.64m
Cegin 3.37m x 3.51m
Ystafell Ymolchi 1.87m x 3.53
Cyntedd 1.65m x 4.64m
Ystafell Wely Dwbl 2.87m x 3.63m
Ystafell Fyw 2.97m x 4.78m
Ystafell Wely Sengl 2.29m x 2.93m

Lleoliad:
Mae'r eiddo wedi ei leoli ar Stryd Penlan ym Mhwllheli yn ymyl Neuadd Dwyfor gyda man parcio cyfagos ym maes parcio cyhoeddus Penlan.

Gwneuthuriad:
Mae'r prif eiddo wedi ei adeiladau o waliau cerrig gyda pheth o'r adeilad wedi ei rendro gyda'r blaen yn garreg. Rhwng y prif eiddo a'r gweithdai/galeri mae cyntedd sydd wedi ei adeiladu o waliau bloc gyda tho ffelt.

Mae'r galeri o wneuthuriad bloc/cerrig gyda to 'box profile' wedi ei inswleiddio. Mae'r gweithdai o wneuthuriad ffrâm haearn gyda gorchudd a tho 'box profile' wedi ei inswleiddio. Ffenestri a drysau dwbwl. Mae'r ffenestri a drysau blaen o wneuthuriad coed caled gyda'r mwyafrif yn blastig.

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 / Flatt 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.
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