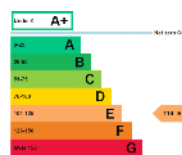


**THE CAPTAINS LOCKER  
NATIONAL STREET  
TYWYN  
LL36 9DB**

**OFFERS IN THE REGION OF £65,000 FREEHOLD**



**Completely renovated retail shop**  
**Commercial property currently exempt from business rates**  
**Possible investment potential to develop a 1 bedroom dwelling (subject to planning)**

**Chain free sale**

Former retail premises situated close to the centre of town with convenient public parking directly opposite. The property has been completely renovated to a high standard and now has mains electric, water and waste. This is a blank canvas and could be used in a multitude of ways. Possibly with the potential to convert into a dwelling (subject to planning).  
With recently installed wood double glazed windows and doors.

Tywyn is a delightful coastal town on the shores of Cardigan Bay. The area is surrounded by the famous Snowdonia National Park which is renowned for its natural beauty, with Talyllyn Lake, Dovey Estuary and Cader Idris nearby. For golfing enthusiasts there is a championship course at nearby Aberdovey. Sailing and all water sports are very popular at both Aberdovey and Tywyn plus sea and river fishing within easy distance.

The property comprises:

Wood stable door to;

**OPEN PLAN AREA** 12' x 30'

2 wood double glazed wooden doors. Double glazed wooden windows to front, electric meter, consumer unit. Mains water and waste fitted. Long floor drain.

**TOILET**

Integrated toilet and vanity with sink, bi-fold doors for ease of use.

**ASSESSMENTS** Currently exempt from business rates.

**TENURE** Freehold

**SERVICES** Mains water, drainage and electricity.

**VIEWING**

By appointment with Welsh Property Services, Cambrian House, High Street, Tywyn, Gwynedd LL36 9AE. Tel: 01654 710500 or email: [Info@welshpropertyservices.com](mailto:Info@welshpropertyservices.com)

**MONEY LAUNDERING REGULATIONS**

You will need to provide identity evidence in the form of passport/driving licence or utility bill with mpan number visible on putting forward an offer.

**DISCLAIMER**

These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of an offer or a contract. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending purchaser should satisfy him/herself by inspection of the property or otherwise as to the correctness of each of the statements prior to making an offer. No person in the employment of Welsh Property Services has any authority to make or give any representation or warranty whatsoever in relation to this property.

**LASER TAPE CLAUSE**

All measurements have been taken using a laser tape measure and therefore may be subject to a small margin of error.

