

Tudor

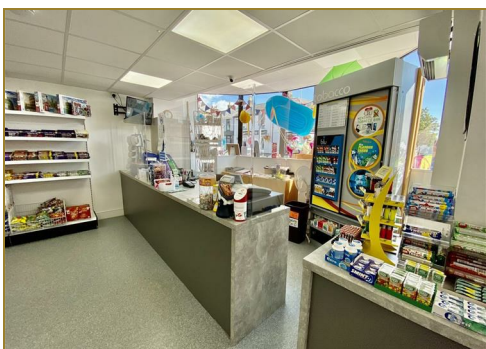
syrfewyr siartredig | gwerthwyr eiddo | rheolwyr meddiannau
chartered surveyors | estate agents | property managers



Caxton House, Y Maes, Pwllheli, LL53 5DA

£395,000

- Freehold Premises
- Recently Refurbished Throughout
- Town Centre Location
- Two Self-Contained Flats (3 Beds)
- Business As Going Concern
- Inspection Highly Recommended



Caxton House Y Maes, Pwllheli, LL53 5DA

AVAILABLE TO BE SOLD SEPERATELY Tudor Estate Agents & Chartered Surveyors are favoured with instructions to offer for sale this freehold newsagent premises with two self-contained newly refurbished flats above (three bedrooms in both). The building is excellently presented throughout having only completed the refurbishment works recently. The business has been long established and operated for many decades and situated in one of the most prominent trading positions in the centre of this popular seaside, marina and market town on the south side of the glorious Llyn Peninsula. Close to the site of the weekly Wednesday market.

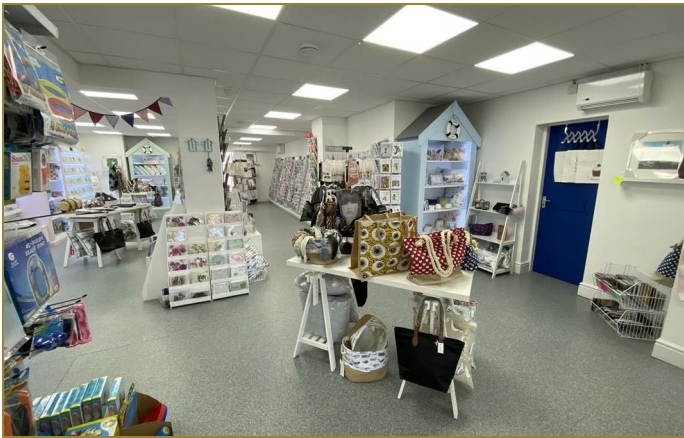
This is a rare opportunity to purchase this type of premises, an early viewing is advised.

BUSINESS: As going concern, ready for immediate occupation and trading, further information available on request.

SERVICES: We understand that mains water, electricity, drainage and gas are connected to the property. Prospective purchasers should make their own enquiries as to the suitability and adequacy of these services.

TENURE: We understand that the property is freehold with vacant possession available on completion.

EPC: To follow FLOORPLAN: To follow



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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	



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