

# Tudor

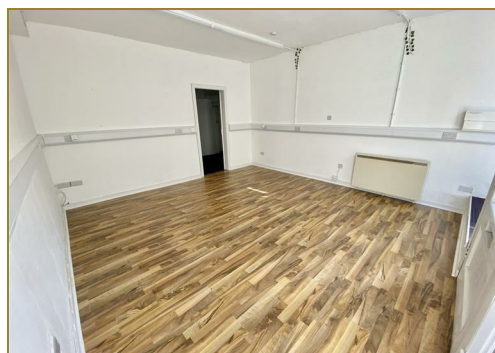
syfnewyr siartredig | gwerthwyr eiddo | rheolwyr meddiannau  
chartered surveyors | estate agents | property managers



## Office Suite at 26 Stryd Penlan, Pwllheli, LL53 5DE

**£6,000 (from) Per annum**

- Ground Floor Office Suite
- Grade II Listed Building
- Subject to New Lease
- Prominent Town Centre Location
- Excellent Shop Frontage



# Office Suite at 26 Stryd Penlan, Pwllheli, LL53 5DE

Tudor Estate Agents & Chartered Surveyors are instructed to offer this spacious ground floor office suite to let, subject to a new lease (The Law Society Business Lease (Part of Building)).

The property is located in a prominent position in the centre of the town and is close to the banks, library and other town amenities.

Pwllheli is a busy market town and seaside resort situated on the south side of the glorious Llyn Peninsula and has the benefit of excellent amenities including golf course, leisure centre, Wednesday weekly market, harbor and marina.

The accommodation briefly comprises of the following: -

## GROUND FLOOR - OFFICE SUITE

### Office Reception 13'9 x 14'9 (4.19m x 4.50m)

(16'6) maximum to bay window.

### Rear Office 13'6 x 7'2 (4.11m x 2.18m)

Night storage heater.

### Kitchen 10'0 x 8'4 (3.05m x 2.54m)

Single drainer stainless steel sink unit.

### Toilet

Low level w.c. Outside door.

### Office at Rear 14'0 x 12'3 (4.27m x 3.73m)

### Cellar Room 12'3 x 19'6 (3.73m x 5.94m)

Maximum measurements 'L' shaped room.

## SERVICES

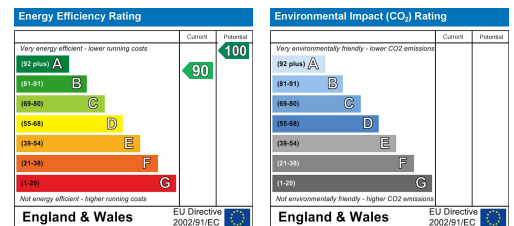
We understand that mains water, electricity and drainage are connected to the property. The prospective purchaser should make all their own enquiries regarding this connection.

## TENURE

We understand that the property is leasehold with vacant possession of one ground floor office



From this office at Y Maes in the centre of Pwllheli proceed towards to Railway Station and turn left onto Stryd Penlan. Proceed passed Costa Coffee and the Penlan Fawr Inn and the property is then the second property on the right. O.S. Ref SH 375-351. Sat Nav Ref LL53 5DE.



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