

Tudor

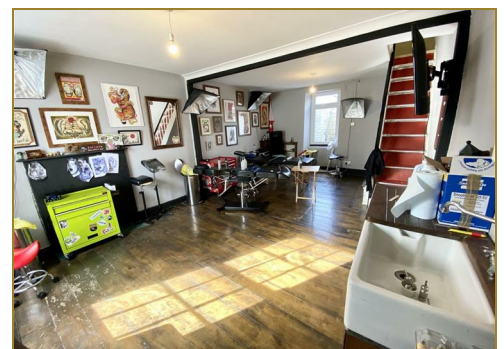
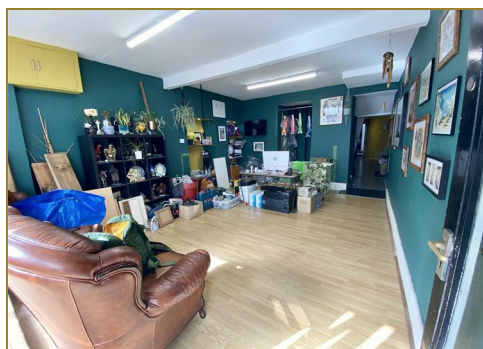
syrfewyr siartredig | gwerthwyr eiddo | rheolwyr meddiannau
chartered surveyors | estate agents | property managers



7 Stryd Moch, Pwllheli, LL53 5RG

Or nearest offer £120,000

- Commercial Premises
- Excellent Trading Position
- Surprisingly Spacious
- Town Centre Location
- Potential for Many Uses
- Freehold



7 Stryd Moch , Pwllheli, LL53 5RG

VACANT - COMMERCIAL PREMISES This inner terrace Grade II listed commercial property is situated in the centre of Pwllheli and occupies a highly visual site at the top end of Stryd Moch 'Goal Street' with an excellent shop frontage and is close to the High Street.

Pwllheli is a thriving market town and seaside resort situated on the south side of the glorious Llyn Peninsula and boasts excellent amenities including leisure centre, golf course and the award winning marina.

GROUND FLOOR

Front Retail Area 12'10 x 20'7 (3.91m x 6.27m)

Bay window. Storage areas.

Rear Retail Area/Stock Room

Stairs to first floor. Door to:

Small Kitchen Area

Stainless steel sink unit. Door to:

Staff Toilet

Low level w.c. Washbasin.



FIRST FLOOR

Landing

Retail Space 12'11 x 20'10 (3.94m x 6.35m)

With stairs leading up to:

SECOND FLOOR

Rear Store Room 8'1 x 9'10 (2.46m x 3.00m)

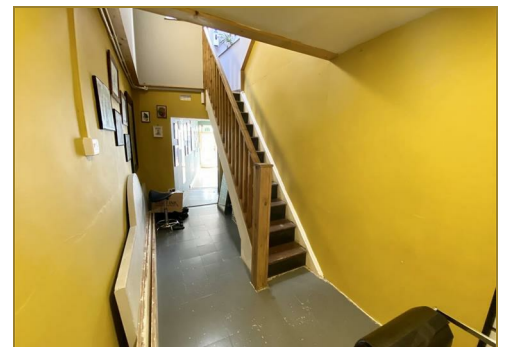
Front Store Room 12'10 x 10'6 (3.91m x 3.20m)

SERVICES

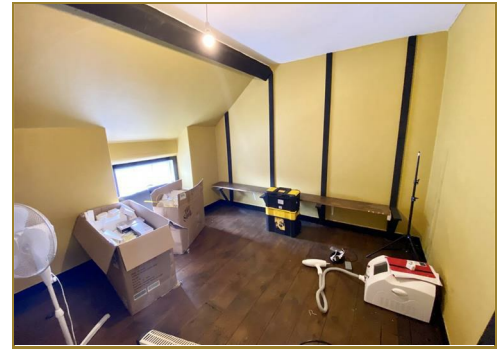
We understand that mains water, electricity and drainage are connected to the property.

TENURE

We understand that the property is offered for sale with vacant possession on completion.



7 Stryd Moch , Pwllheli, LL53 5RG



From this office in the centre of Pwllheli proceed up Stryd Moch and pass 'West End Stores on the left and number 7 'Lonsdales' is the next property on the left hand side. OS Reference: - SH 374-351. Satellite Navigation Reference: - LL53 5RG.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Percent	Current	Percent
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(91-97) A	
(81-91) B		(89-90) B	
(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	



Tudor

Plas Y Ward, Y Maes, Pwllheli, Gwynedd, LL53 5DA
 T: 01758 701 100
 E: info@huwtudor.co.uk
www.huwtudor.co.uk