

# Tudor

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



## Former Barclays 64 High Street, Pwllheli, LL53 5RL

**£129,950**

- Freehold Former Bank
- Ground Floor & Basement
- Offering Excellent Potential
- Prime High Street Location
- Rear Car Park
- Vacant Possession



# Former Barclays 64 High Street, Pwllheli, LL53 5RL

\*ALSO AVAILABLE TO LET AT TERMS TO BE AGREED Tudor Estate Agents & Chartered Surveyors are favoured with instructions to offer this substantial Freehold former Barclays bank for sale. An opportunity to acquire a approx. 2,901.58 Sq Ft former bank arranged on the ground floor and basement with the benefit of the rear car park. The premises occupies a prominent corner position in a town centre location on the High Street in Pwllheli. The property could suit a variety of different uses (subject to planning permission). Please note the first floor office has been sold off on a 999 year long lease at a peppercorn rent.

Ground Floor 2,447.58 sq.ft  
Basement 454 sq.ft

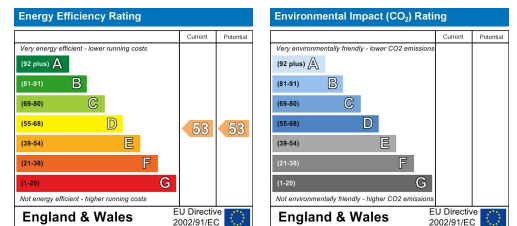
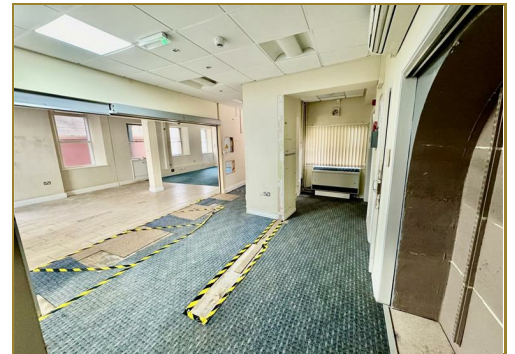
EPC 53 C

## SERVICES

We understand that mains water, electricity, gas and drainage 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. Please note the first floor office has been sold off on a 999 year long lease at a peppercorn rent.



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