

Tudor

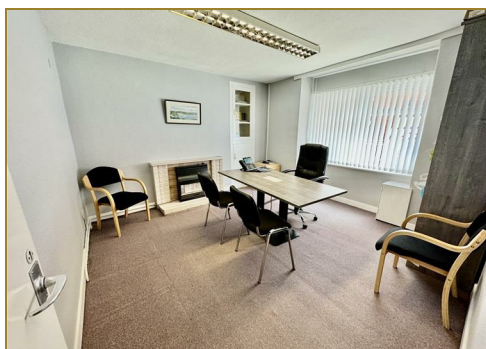
syrfewyr siartredig | gwerthwyr eiddo | rheolwyr meddiannau
chartered surveyors | estate agents | property managers



20 Stryd Penlan, Pwllheli, LL53 5DE

Guide price £165,000

- Commercial Premises
- Inner Terrace Property
- Spacious Accommodation
- Residential Potential
- Town Centre Location
- Freehold with Vacant Possession



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COMMERCIAL OFFICE PREMISES FORMERLY RESIDENTIAL Tudor Estate Agents & Chartered Surveyors are favoured with instructions to offer this town centre commercial property for sale with vacant possession, which was formerly a house before it was converted to an accountants office. The property does offer potential for conversion back to residential use subject to planning consent. The property is located on Stryd Penlan and is within walking distance of the High Street and other town amenities. Pwllheli is a thriving market and seaside town on the south side of the glorious Llyn Peninsula and boasts excellent amenities including leisure centre, golf course and the marina.

The inner terrace property briefly comprises of the following accommodation: Two offices and Kitchen/Store room on the ground floor with access to two cellar rooms. On the first floor: Bathroom. Storage area. Large front office. On the second floor: Two offices. Rear yard with outbuilding and separate toilet with foot access (right of way) leading to street. A Public Car Park is located in close proximity - possibility to enquire for an annual parking permit.

GROUND FLOOR

Entrance Hall

Inner Hall

With stairs to first floor.

Front Office/Reception 12'0 x 11'8 (3.66m x 3.56m)

Gas fire.

Rear Office 11'2 x 12'1 (3.40m x 3.68m)

Gas fire. Door to basement.

Kitchen 7'7 x 13'1 (2.31m x 3.99m)

Outside door. Gas fire.

BASEMENT

Two rooms. Feature Range.

FIRST FLOOR

Landing

Lobby

Large storage cupboards.

Bathroom

Low level w.c. Pedestal washbasin. Panelled bath.

Front Office 15'7 x 10'11 (4.75m x 3.33m)

Bay window. Gas fire.

SECOND FLOOR

Landing

Rear Office 9'1 x 13'10 (2.77m x 4.22m)

Dormer window to rear. Gas fire.

Front Office 15'9 x 12'2 (4.80m x 3.71m)

Front dormer window.

OUTSIDE

Rear yard. Outbuilding and separate toilet.

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.

EPC

Rating 118 (E) Full report available:~ <https://find-energy-certificate.service.gov.uk/energy-certificate/0539-4457-1906-5192-6672>



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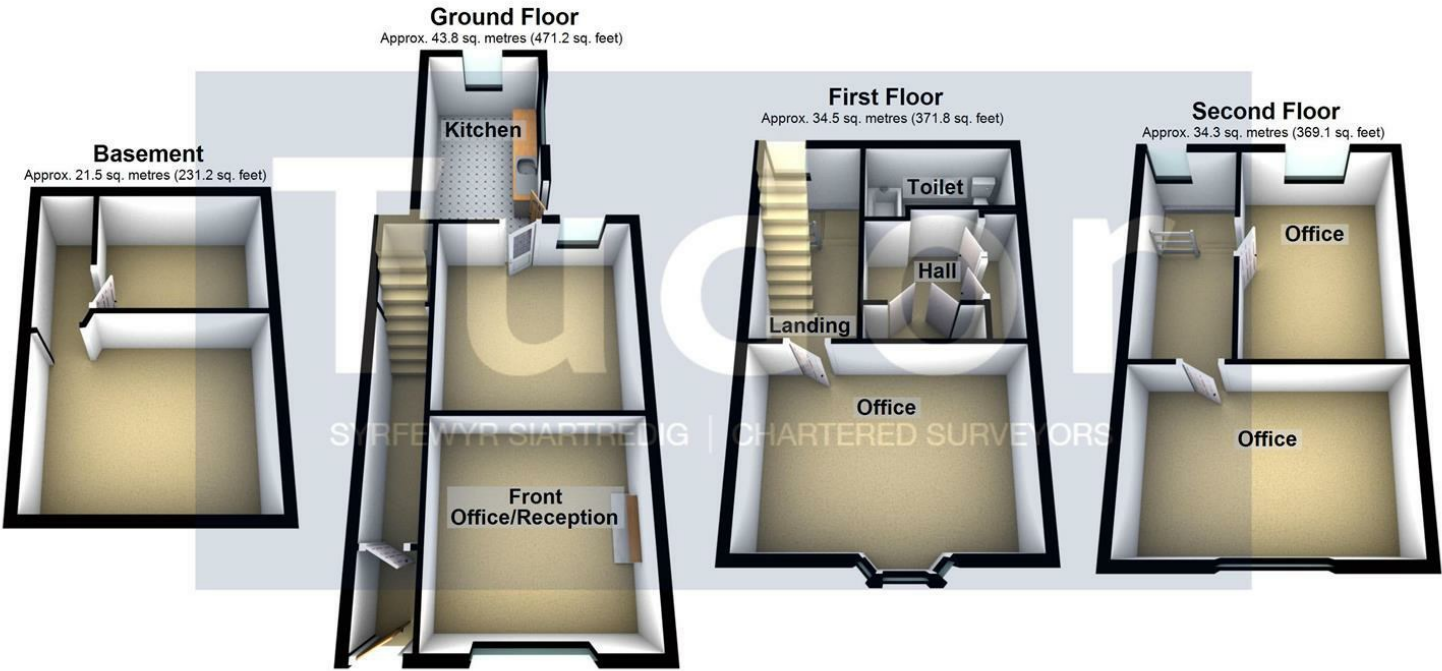
Plas Y Ward, Y Maes, Pwllheli, Gwynedd, LL53 5DA

T: 01758 701 100

E: info@huwtudor.co.uk

www.huwtudor.co.uk

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Total area: approx. 134.1 sq. metres (1443.2 sq. feet)

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Plan produced using PlanUp.

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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(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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