

Tudor

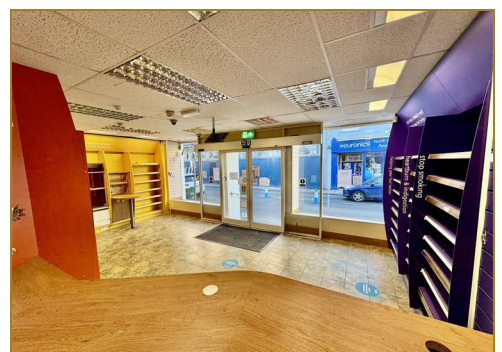
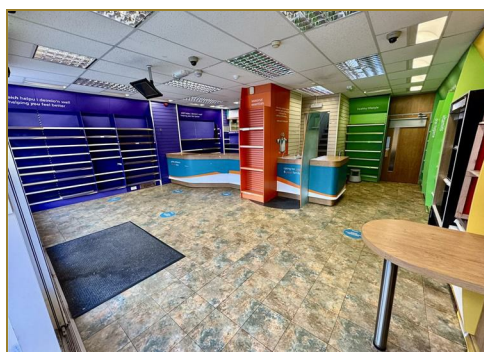
syrfewyr siartredig | gwerthwyr eiddo | rheolwyr meddiannau
chartered surveyors | estate agents | property managers



60 Stryd Fawr, Pwllheli, LL53 5RR

£160,000

- Substantial Commercial Premises
- Prominent High Street Location
- Grade II Listed
- Former Pharmacy
- Excellent Opportunity
- Freehold



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Tudor Estate Agents & Chartered Surveyors are favoured with instructions to offer this substantial town centre building for sale. Situated in a prime location on the High Street in Pwllheli which offers an exciting investment opportunity. The property could suit a variety of different uses (subject to planning permission).

Pwllheli is a popular 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 marina.

The former pharmacy building has substantial accommodation, which is laid out over 5 floors, including Attic Rooms and Cellar, with being a Grade II listed building adds character and charm to this already appealing property.

Inspection Highly Recommended.

EPC: 79 D

GROUND FLOOR

Retail Area 23'8 x 24'4 plus 5'6 (7.21m x 7.42m plus 1.68m)

Dispensary 11'1 x 9'2 (3.38m x 2.79m)

CELLAR 26'3 x 30'8 (8.00m x 9.35m)

FIRST FLOOR

Landing

Rear Room 10'1 x 13'11 (3.07m x 4.24m)

Front Room 16'5 x 13'11 (5.00m x 4.24m)

Office 8'6 x 14'0 (2.59m x 4.27m)

Kitchen 9'7 x 15'10 (2.92m x 4.83m)

SECOND FLOOR

Landing

Door to stairs to Attic.

Rear Room (Rest Room) 8'5 x 16'5 (2.57m x 5.00m)

Rear Room 10'0 x 13'3 (3.05m x 4.04m)

Front Room 15'3 x 14'3 (4.65m x 4.34m)

Front Room 10'10 x 14'5 (3.30m x 4.39m)

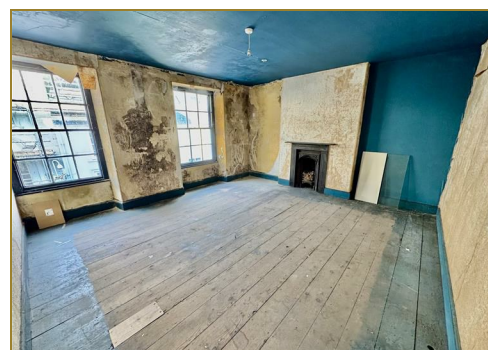
ATTIC ROOMS

SERVICES

We understand that mains water, electricity 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.



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

T: 01758 701 100

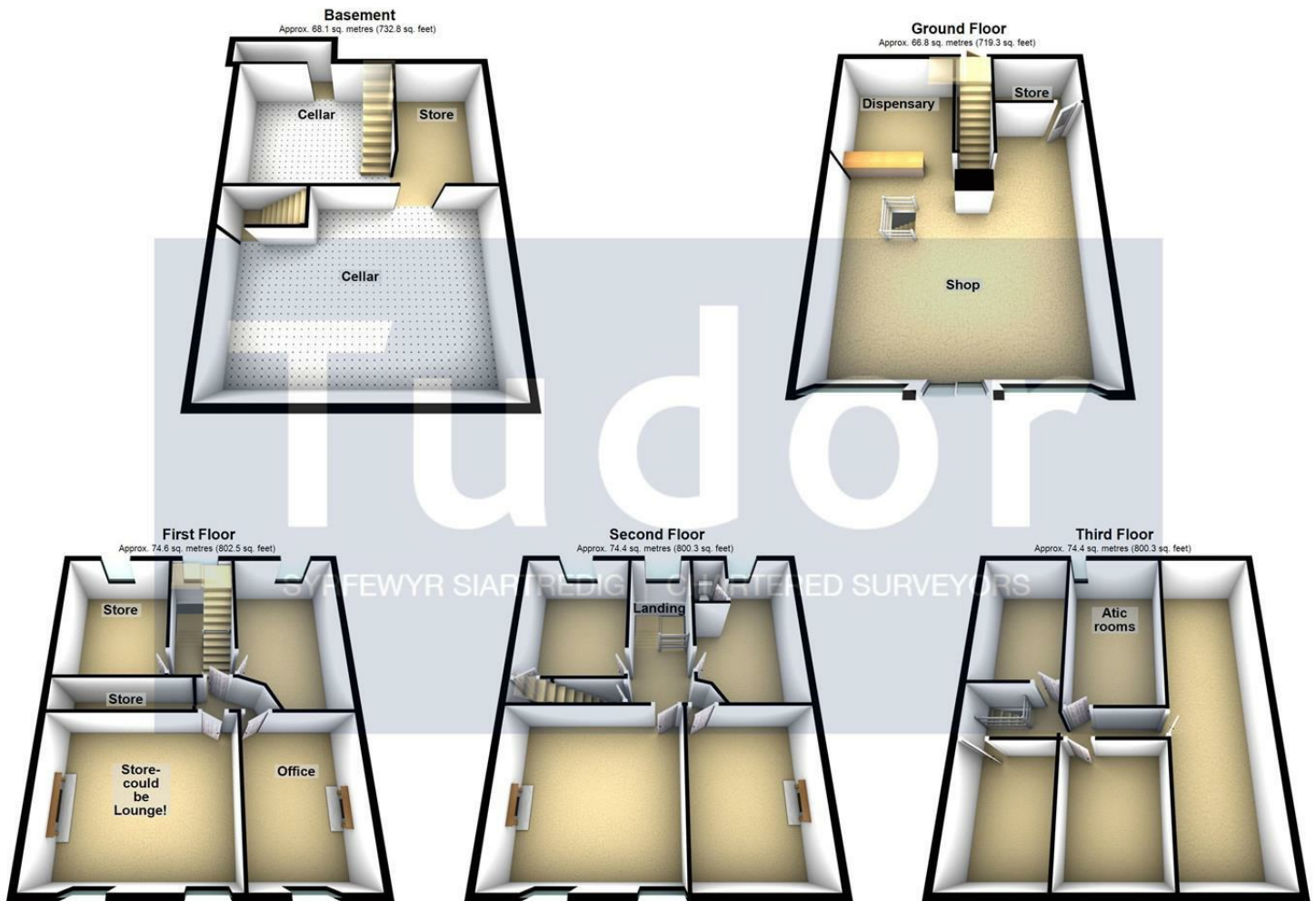
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Total area: approx. 358.2 sq. metres (3855.2 sq. feet)
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60 Stryd Fawr, Pwllheli

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Very environmentally friendly - lower CO ₂ emissions	Current
(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	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC



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