

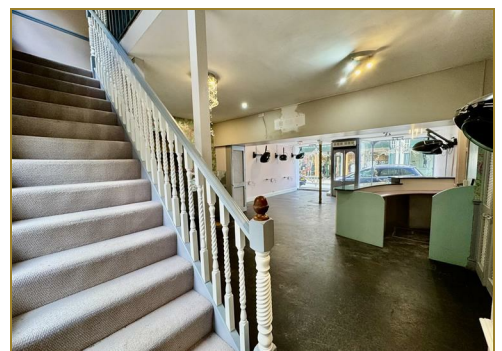
# Tudor

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



## 56, Stryd Fawr, Pwllheli, LL53 5RR Realistic offers considered £148,500

- Prime Pwllheli High Street location
- Spacious Retail Area
- Offered For Sale or To Let
- Great Potential
- Gas Central Heating
- Rear Yard





# 56 Stryd Fawr, Pwllheli, LL53 5RR

FOR SALE / TO LET – Prime Town Centre Premises

Tudor Estate Agents & Chartered Surveyors are delighted to offer for sale or to let this substantial former salon, occupying a prominent position on Pwllheli High Street. This prime location presents an exciting investment opportunity, with the property offering versatile potential for a range of commercial uses (subject to planning consent).

Pwllheli is a thriving market town and popular seaside resort on the south coast of the stunning Llyn Peninsula. The town benefits from excellent amenities including a leisure centre, golf course, and marina.

The premises features an impressive double shop frontage and a spacious ground floor retail area. The first floor comprises a kitchen/staff room, WC, and three additional rooms, offering flexible accommodation for a variety of business needs.

Rear Yard.

Viewing is highly recommended to fully appreciate the potential of this property.

EPC: To Follow

TO LET: Asking £10,000 Per Annum, Subject to New Lease & Terms to be Agreed

## GROUND FLOOR

**Front Shop 20'5 x 19'3 (6.22m x 5.87m)**

Opening to:

**Rear Shop 18'7 x 15'4 (5.66m x 4.67m)**

Outside door to rear yard. Stairs to first floor.

## FIRST FLOOR

### Landing

**Kitchen/Staff Room 13'6 x 10'3 (4.11m x 3.12m)**

L shaped room.

**Toilet 4'8 x 7'3 (1.42m x 2.21m)**

Pedestal washbasin. Low level w.c. Combi boiler for central heating and hot water.

**Retail Area 20'3 x 8'9 (6.17m x 2.67m)**

Radiator.

**Front Room 12'5 x 11'3 (3.78m x 3.43m)**

Radiator.

**Store Room 6'4 x 11'4 (1.93m x 3.45m)**

Radiator.

## 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.



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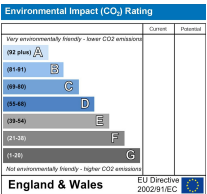
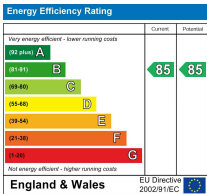
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