

Tudor

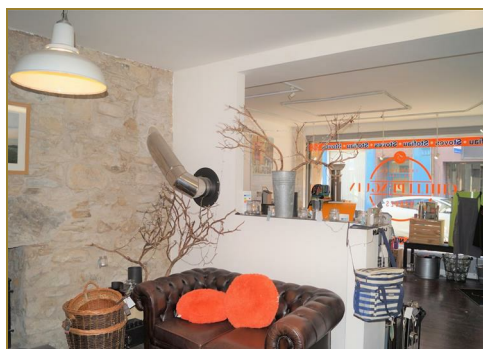
syrfewyr siartredig | gwerthwyr eiddo | rheolwyr meddiannau
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49, High Street, Pwllheli, LL53 5RT

£125,000

- Freehold Shop with Living Accommodation
- Seaside & Market Town
- Viewing By Appointment
- High Street Location
- Ideal Investor Property
- Excellent Retail Frontage



49 High Street, Pwllheli, LL53 5RT

SHOP WITH SEPARATE LIVING ACCOMMODATION This retail shop with living accommodation is located on the High Street in Pwllheli, a busy market and seaside town situated on the south side of the glorious Llyn Peninsula and boasts excellent amenities including leisure centre, golf course and marina.

The property is situated in a prominent position close to HSBC and Natwest banks with an excellent frontage and useful cellar below.

The living accommodation has its own separate entrance and is on the first and second floor with recently fitted kitchen, two bedrooms and bathroom and gas central heating.

The property is available freehold with vacant possession on completion.

GROUND FLOOR

Retail Shop 16'2 x 14'6 (4.93m x 4.42m)

With part divide to:

Rear Retail Space 12'5 x 13'6 average (3.78m x 4.11m average)

Rear Hall

Toilet/Kitchenette

CELLAR ROOM 20'1 x 25'2 (6.12m x 7.67m)

Steep ladder style stairs from the shop.

Entrance Hallway to Flat

FIRST FLOOR

Landing

Radiator.

Kitchen

Modern fitted kitchen units with single drainer stainless steel sink unit with mixer tap. Ceramic hob and oven. Plumbing for washing machine. Gas combi boiler for central heating and hot water.

Lounge 20'0 x 13'1 (6.10m x 3.99m)

Two radiators.

SECOND FLOOR

Landing

Radiator.

Toilet

Low level w.c. Washbasin. Radiator.

Bathroom

Panelled bath. Washbasin. Shower cubicle with electric shower.

Bedroom 8'3 x 13'1 (2.51m x 3.99m)

Radiator.

Bedroom 11'5 x 13'1 (3.48m x 3.99m)

Maximum measurements 'L' shaped room. Radiator.



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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.



From this office in the centre of Pwllheli, walk up Stryd Moch (Gaol Street). Turn right onto the High Street, passing the Factory Shop on your right hand side. 49 High Street is on the left hand side just after HSBC. (OS Reference:- SH 375-352)

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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