

# Tudor

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## Glynllifon Stores (Hen Spar) Stryd Fawr, Nefyn, LL53 6HD

**£270,000**

- Detached Freehold Premises
- Excellent Opportunity
- Ripe for Development-Subject to Planning
- Prominent Location



# Glynllifon Stores (Hen Spar) Stryd Fawr, Nefyn, LL53 6HD

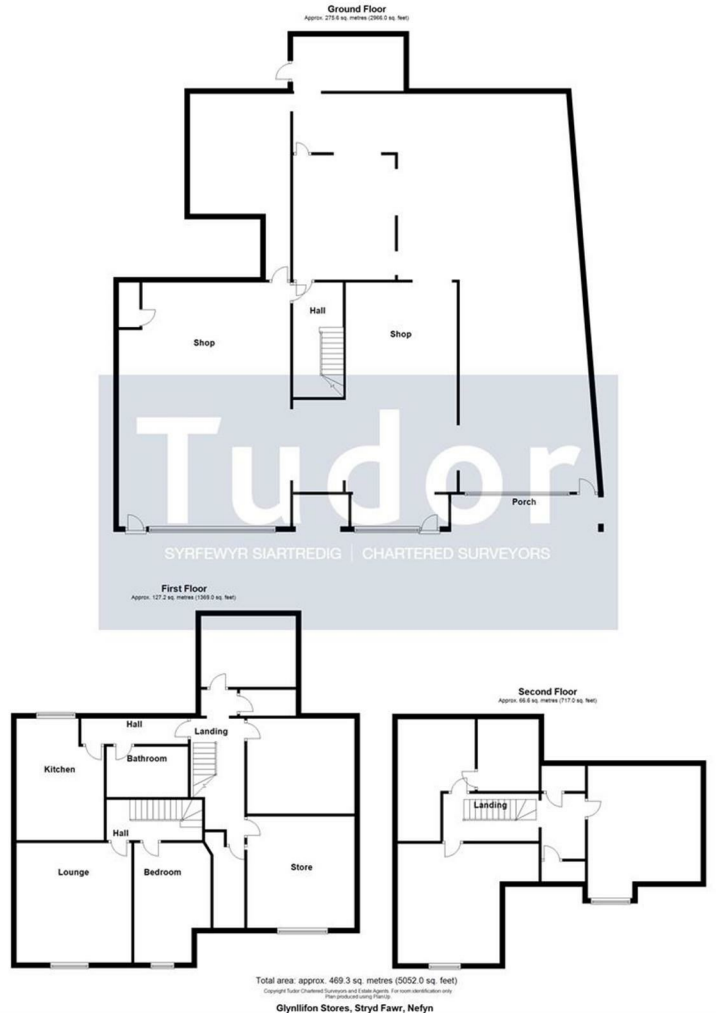
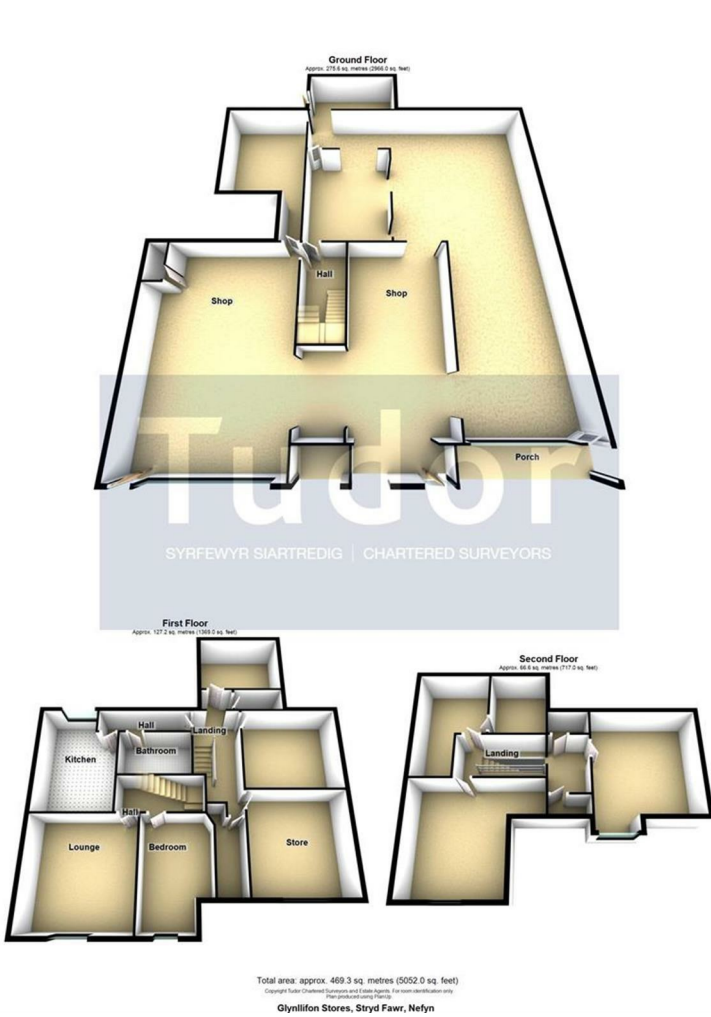
An excellent opportunity to acquire this large former Spar store - available as a whole or in two parts. Located in a prominent spot in the centre of the High Street in Nefyn, a small popular seaside town situated on the north coast of the glorious Llyn Peninsula. The premises is ripe for development for a range of uses, subject to planning consent and consists of a large floor space on the ground floor with further office/stores and living accommodation on the first and second floor. Inspection highly recommended.

We understand that mains water, electricity and drainage are connected to the property, however, prospective purchasers should make their own enquiries as to the suitability and adequacy of these services.

We understand that the property is freehold with vacant possession available on completion.

EPC Rating Commercial Premises Rate: D.

EPC Domestic Rating for the Flat - Rate: G



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
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