

Tir ac Eiddo

LWH

Land and Property

Lloyd Williams & Hughes



Commercial Premises & Flat Extending to 12,000 sq.ft

36 High Street

Pwllheli, LL53 5RT

Reduced

£350,000

www.lwhproperty.com



36 High Street, Pwllheli, LL53 5RT

Substantial property located on Pwllheli High Street extending to 12,000 square feet comprising offices, flat, yard and garages.

Adeilad sylweddol wedi'i leoli ar Stryd Fawr Pwllheli yn ymestyn i 12,000 troedfedd sgwâr yn gyfan yn cynnwys swyddfeydd, fflat, iard a garejys.

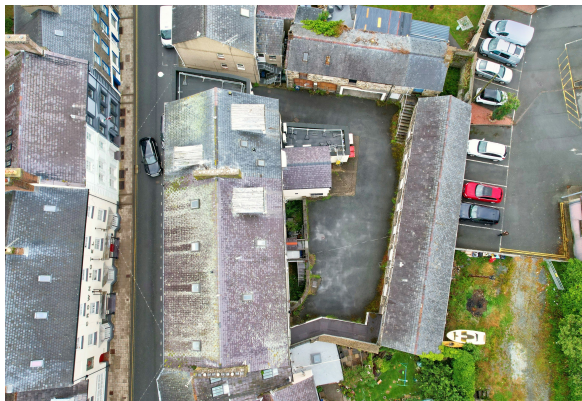
Offices occupy the lower floors and the coach house at the rear of the premises, the upper floors are shared between further offices and a 4 bedroom flat.

The office space is fully let to two tenants occupied by two established firms of chartered accountants and solicitors making this an attractive investment property. The flat is presently vacant.

May be suitable for alternative use or conversion subject to relevant consents and permissions.

Situated at the Eastern end of Pwllheli High Street, neighbours include Natwest Bank and the Crown Hotel comprising a mixture of commercial and residential property types.

The property has direct access to the Penlan local authority car park.



The accommodation comprises:

Lower Ground

- Hallway - 4.76m x 2.1m (max)
- Meeting Room - 5.74m x 4.85m
- Stores - 12.64m x 4.59m
- Stores - 4.35m x 4.69m (max)

Ground Floor

- Entrance Porch
- Hallway
- Reception - 2.36m x 2.39m (max)
- Office - 3.29m x 4.60m (max)
- Office - 4.54m x 4.66m (max)
- Office - 5.70m (max) x 3.41m
- Hallway - 3.11m x 4.53m (max)
- Office - 2.93m x 5.78m (max)
- Office - 4.70m x 4.41

First Floor

- Hallway
- Office - 4.02m x 3.41m
- Office - 3.1m x 3.5m (max)
- Kitchen - 1.2m x 1.8m
- Office - 4.6m x 3.9m
- Reception - 4.73m x 7.36m
- Office - 4.60m x 4.40m
- Store - 3.21m x 1.06m
- Office - 3.41m x 4.47m

Second Floor

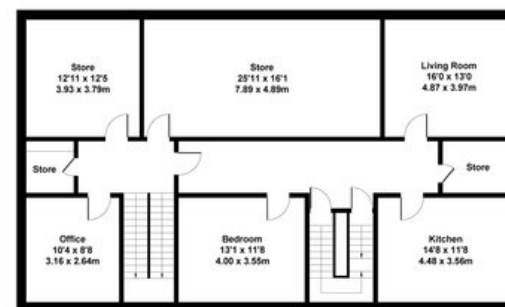
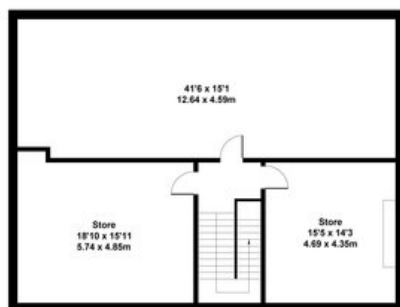
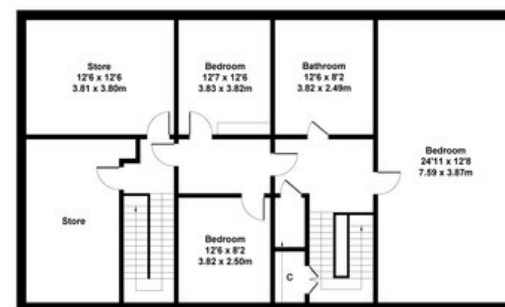
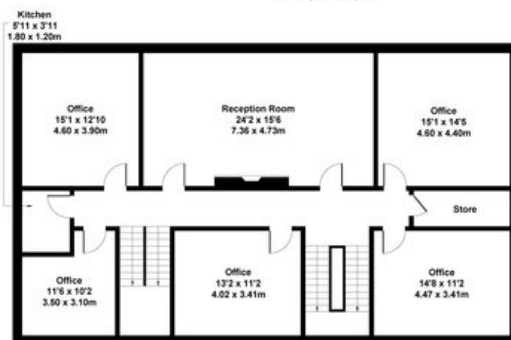
- Bedroom - 3.55m x 4.0m
- Office - 3.16 x 2.64m
- Stores - 1.59m x 0.77m
- Stores - 3.93m x 3.79m
- Stores - 7.89m x 4.89m (max)
- Living Room - 3.97m x 4.87m
- Stores - 0.99m x 1.76m
- Kitchen - 3.56m x 4.48m

Third Floor

- W/C - 1.01m x 1.04m
- Bedroom - 3.82m x 2.50m
- Stores - 3.16m x 4.38m
- Stores - 3.80m x 3.81m
- Bedroom - 3.82m x 3.83 (max)
- Bathroom - 3.82m x 2.49m
- Bedroom - 7.59m x 3.87m

36 High Street, Pwllheli LL53 5RT
Approximate Gross Internal Area
7911 sq ft - 735 sq m

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus)	74
A	
(81-91)	
B	
(69-80)	
C	
(55-64)	
D	
(39-54)	45
E	
(21-38)	
F	
(1-20)	G
Not energy efficient - higher running costs	

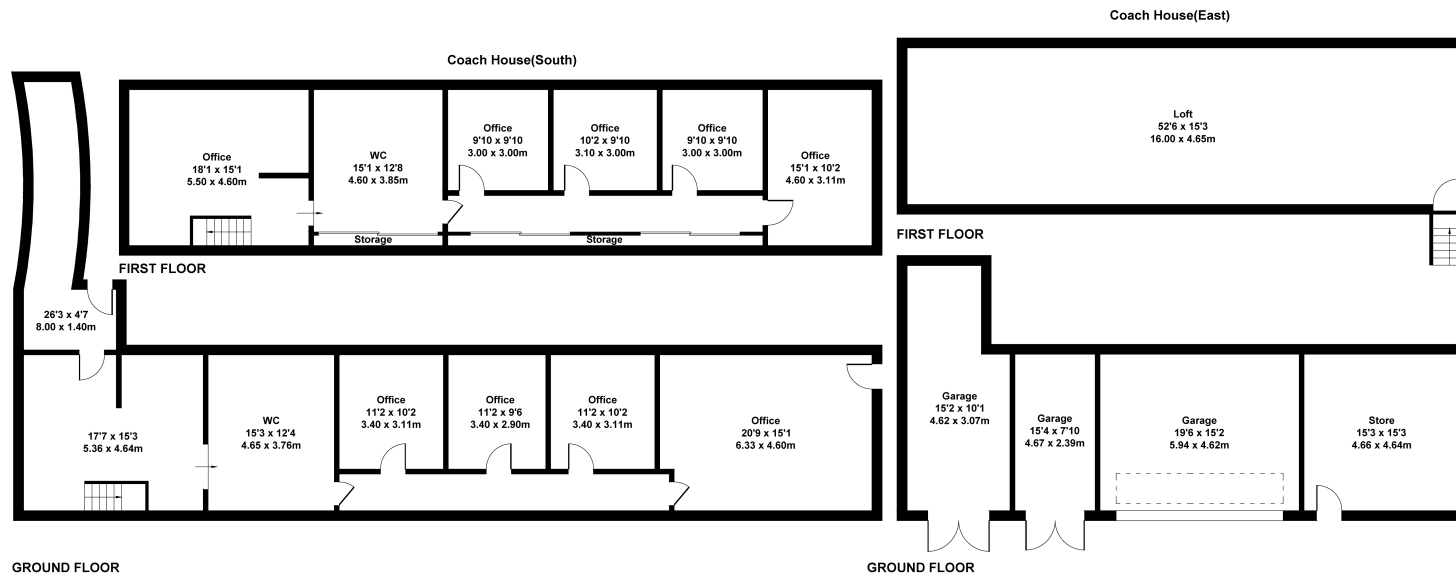


Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.



(Coach Houses) 36 High Street, Pwllheli LL53 5RT

Approximate Gross Internal Area
4240 sq ft - 394 sq m



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The property is of traditional construction under a part slate and felt flat roof construction.

Mains Drainage | Mains Gas
EPC: E | Council Tax Band: Band A
Rateable values: Refer to ratings schedule.

Tenure and Leases

Freehold, two tenants in situ. Contact the agents for further information relating to the current tenancies.

Directions

The property is situated on the High Street in Pwllheli, situated at the Eastern end of the High Street, on the left hand side of the one way street.

Method of Sale

The property is offered for sale by Private Treaty.

Boundaries

Purchaser shall be deemed to have full knowledge of all boundaries and neither the Vendor nor Vendors Agents are responsible for defining the boundaries or ownership thereof.

Planning

The property is sold subject to any existing or other statutory notice or which may come into force in the future. Purchasers should make their own enquiries into any designations.

Easements, Wayleaves and Rights of Way

The land is sold subject to all the benefits of all wayleaves, easements, right of way and third party rights, whether mentioned in the particulars or not.

Viewing

Strictly by appointment only.

27 Penlan Street Pwllheli Gwynedd LL53 5DE

01758 719 682

office@lwhproperty.com

www.lwhproperty.com

PROPERTY MISDESCRIPTIONS ACT 1991: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer, References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view. The plans and drawings provided are for illustrative purposes only. Any areas, measurements or distances are approximate. The text and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents