

Tir ac Eiddo
LWH
Land and Property
Lloyd Williams & Hughes

Investment Property Let on a 20-year Lease

The Shack, Lon Pont Morgan

Pwllheli, LL53 7HP

Auction Guide Price **£150,000**

www.lwhproperty.com





The Shack, Lon Pont Morgan, Abersoch LL53 7HP

One of the most prominent properties in Abersoch, the Shack represents a freehold investment property, let on a 20-year lease situated picturesque location overlooking Abersoch Harbour within walking distance of the village.

Eiddo mewn lleoliad unigryw ar lannau Harbwr Abersoch, mae'r 'Shack' yn eiddo sydd wedi'i osod ar les am ugain mlynedd.

The location benefits from excellent passing trade and footfall in a renowned tourist destination providing an excellent retail opportunity for any new or established business looking to relocate or expand.

Gwybodaeth Pwysig | Important Information

Tenure: Freehold, subject to a commercial lease. The property is sold as an investment with the existing lease in place.

Lease information will be disclosed only under a non-disclosure agreement, in order to respect and protect the tenant's privacy and quiet enjoyment of the property.

Services: Contact the Agents.

Submitting a Pre Auction Offer: Offers / proposals must be submitted in writing and should include:
- Full name, correspondence address and contact details
- Offer Amount and Finance Position
- Any conditions associated with the offer (planning, specific works)
- Confirmation of whether the Legal Pack has been reviewed.

Method of Sale: The property is offered for sale by Public Auction held at the Tower Hotel, High Street, Pwllheli LL53 5RR on Thursday 3rd December 2026 - 5.30pm Prospective purchasers must refer to our auction terms of sale.

Administration Fee: An administration fee will apply. The successful purchaser will be liable to pay a fee of £500 plus VAT in addition to the sale price.

Legal Pack and Documentation: The legal pack is available on request. Buyers should inspect the legal pack before the auction.

Registration: All potential buyers must register their details before bidding, 1. Proof of Identity and 2. Proof of address are required.

Contracts on Fall of the Hammer: On fall of the hammer, the highest bidder enters into a binding legal contract to purchase. The purchaser must then proceed to sign the contract and pay a minimum of a 10% deposit.

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



Boundaries: Any 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 or not.

Viewing: Contact the Selling Agents.

Directions: On arrival at Abersoch, follow the A499 into Abersoch village. The shack is situated on the right-hand side opposite Abersoch Harbour on the sharp bend at Riverside.

Tenure: Freehold with vacant possession on completion.

Offers Prior to the Auction: Any offer submitted prior to the Auction must be made in writing, and will only be considered if the purchaser has viewed the property along with inspecting the legal pack. Any offers prior to the auction are considered on the basis of immediate exchange of contracts once the sale is agreed and minimum deposit paid. Offers will be assumed to be best and final.

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