

Tir ac Eiddo
LWH
Land and Property
Lloyd Williams & Hughes

Mixed Use - Shop + Flat | Fflat a Siop

5 Gaol Street | Stryd Y Moch

Pwllheli, LL53 5RG

£135,000

www.lwhproperty.com











5 Gaol Street | Styd Moch, Pwllheli, LL53 5RG

Eiddo defnydd cymysg wedi'i leoli ym Mhwllheli yn cynnwys siop a fflat.

A mixed-use property in Pwllheli comprising a ground-floor retail unit with a self-contained flat above.

Currently vacant, the property may suit owner-occupiers or investors. Attractive investment opportunity offering dual income streams from a ground-floor shop and the flat above.

Buddsoddiad deniadol sy'n cynnig dau incwm rhwng siop ar y lawr gwaelod a'r fflat uwchben

Situated in an end-of-terrace position at the top of Goal Street, close to the end of the High Street, the property offers excellent visibility and access.

Formerly part owner-occupied as a clothing store with the flat let, the building is now fully vacant following the owner's retirement and the tenant's departure, and is ready for immediate occupation.

The property is a Grade II Listed building. The property has been recently renovated and modernised to meet letting standards, including a newly fitted kitchen and shower room.

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

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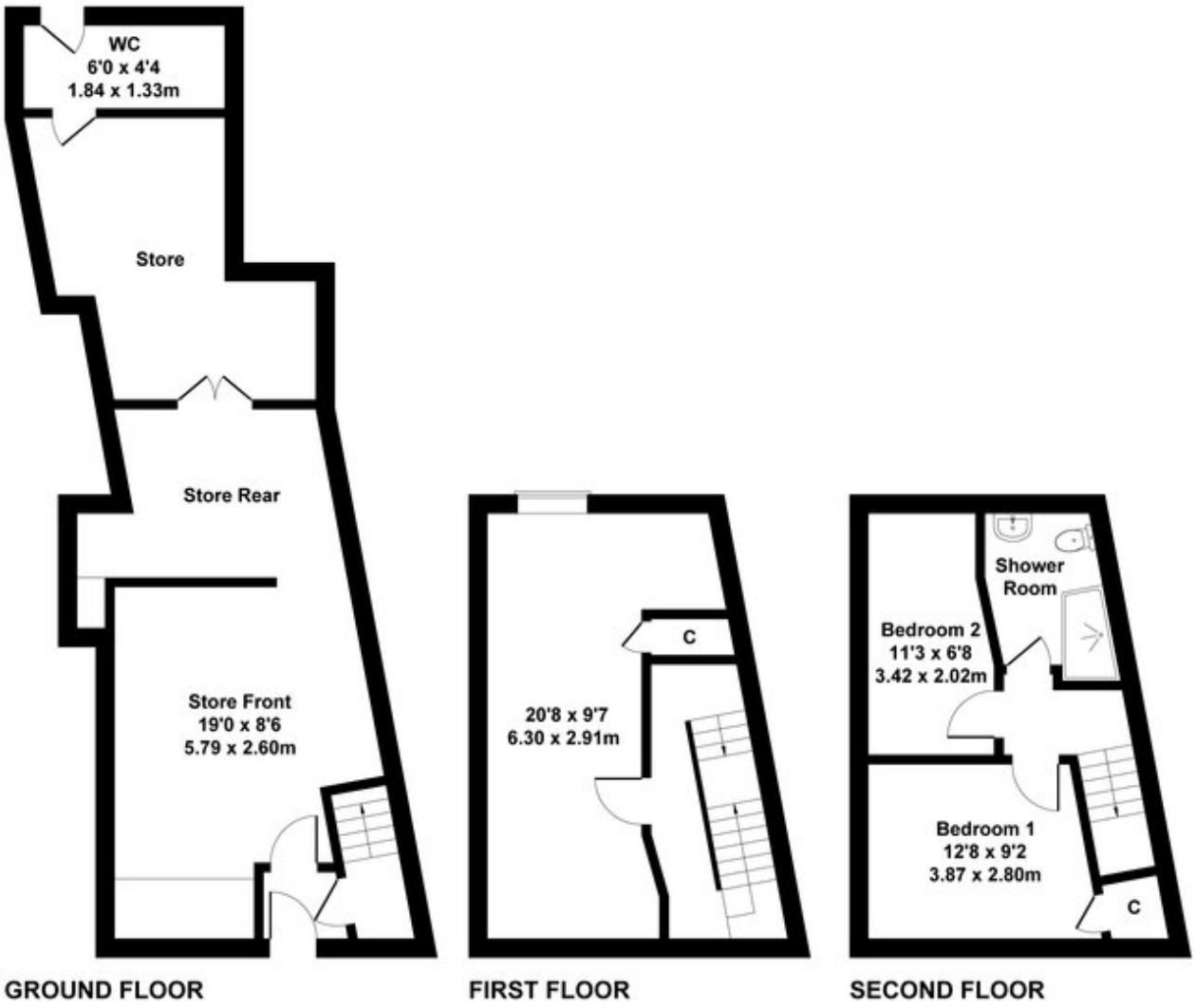
Approximate Gross Internal Area
1206 sq ft - 112 sq m



Not to Scale. Produced by The Plan Portal 2026
For Illustrative Purposes Only.

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

Mains Drainage
Main Electric Only.
Mains Gas (Disconnected)
EPC: Exemption - Listed Building
Council Tax Band: 'A'
Current rateable value (1 April 2026 to present): £4,800
'Shop and Premises'

Tenure: Freehold with Vacant Possession (Confirm with Solicitor)

Directions: The property is located on Gaol Street. From the central roundabout at Y Maes, head north along Gaol Street; the property is on the left-hand side just before the Whitehall Restaurant. On-street parking is available nearby, with additional parking at Y Maes.

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.

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