# Tudor

syrfewyr siartredig | gwerthwyr eiddo | rheolwyr meddiannau
chartered surveyors | estate agents | property managers




## 1A & 1B Ala Road, Pwllheli, LL53 5BU

## Price guide £80,000

- Commercial Unit - Ground & First Floor
- Development Opportunity
- Stores at the Rear
- Prominent Town Centre Location
- Full Refurbishment Required
- Freehold







# 1A & 1B Ala Road, Pwllheli, LL53 5BU

Tudor Estate Agents are pleased to offer for sale this freehold commercial unit, occupying a prominent and highly visible position in the town centre. The property provides a compact ground-floor retail space, ideal for a small business seeking steady passing trade and strong street presence. The first floor, formerly used as a dental surgery, offers a suite of office rooms with excellent potential for reconfiguration or integration into the main shop area, subject to the necessary consents. To the rear, two additional store rooms are approached via a side passageway, together with a further store room on the first floor, all of which present valuable scope for incorporation into the commercial layout or continued use as ancillary storage. The building requires full refurbishment, but represents a rare and affordable opportunity in a sought-after location, offering genuine development potential for an owner-occupier or investor looking to create a bespoke retail and office environment in the heart of the town.

## GROUND FLOOR

### Shop
With frontage to Ala Road.

### Small Recessed Area
Stairs to first floor.

## FIRST FLOOR

### Former Dental Surgery 13'3 x 14'4 (4.04m x 4.37m)

### Store Room 11'4 x 9'11 (3.45m x 3.02m)

### Toilet 7'3 x 5'11 (2.21m x 1.80m)
Low level w.c. Washbasin.

## OUTSIDE

### Side Passage
Leading to:

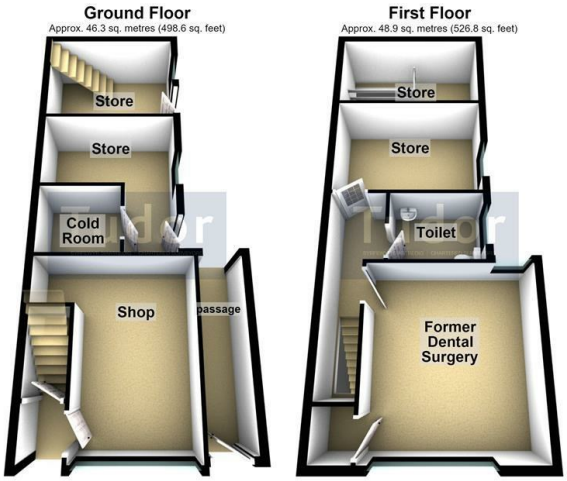
### Rear Store Room 11'6 x 12'7 (3.51m x 3.84m)
Incorporating old 'cold' room.

### Adjoining Store Room 11'6 x 8'6 (3.51m x 2.59m)
Open tread stairs to further store room above.

## SERVICES
We understand that mains water, electricity 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.

## EPC NON-DOMESTIC
First Floor, 1A Ala Road - 60 'C'
Ground Floor, 1B Ala Road - 78 'D'




Total area: approx. 95.3 sq. metres (1025.4 sq. feet)

Copyright Tudor Chartered Surveyors & Estate Agents. For room identification only.
Plan produced using PlanUp.

Tudor

Plas Y Ward, Y Maes, Pwllheli, Gwynedd, LL53 5DA
T: 01758 701 100
E: info@huwtudor.co.uk
www.huwtudor.co.uk