

Tudor

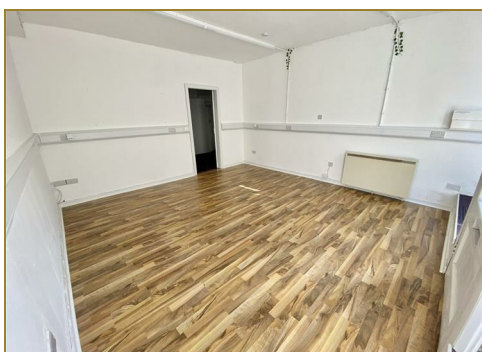
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26 Stryd Penlan, Pwllheli, LL53 5DE

Guide price £155,000

- Substantial Grade II Listed Building
- Prominent Town Centre Location
- Inspection Highly Recommended
- Office Suites - In Two Units
- Freehold with Vacant Possession
- Development Potential Subject to Planning



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Potential for residential on First & Second Floors, Subject to Planning

Tudor Estate Agents & Chartered Surveyors are instructed to offer this Grade II listed commercial premises (two separate units) for sale with vacant possession.

The property is located in a prominent position in the centre of the town. Pwllheli is a busy market town and seaside resort situated on the south side of the glorious Llyn Peninsula and has the benefit of excellent amenities including golf course, leisure centre, Wednesday weekly market, harbor and marina.

The premises briefly comprises of the following: - Unit 1 includes Ground floor office suite with three offices, kitchen and cellar. Unit 2 Provides substantial accommodation as follows: Hall. Ground floor front office. Toilet/kitchen and Four Offices on the first floor with further large store rooms/offices on the second floor. The property includes the side entrance and rear yard, subject to a right of way over part.

GROUND FLOOR

Hall

Quarry tiled floor.

Inner Hall

Stairs to first floor. Door to:

Front Office 14'4 x 10'0 (4.37m x 3.05m)

OFFICE SUITE

Let on a business tenancy at an annual rent of £5,000.

Office Reception 13'9 x 14'9 (4.19m x 4.50m)

(16'6) maximum into bay window.

Rear Office 13'6 x 7'2 (4.11m x 2.18m)

Night storage heater.

Kitchen 10'0 x 8'4 (3.05m x 2.54m)

Single drainer stainless steel sink unit.

Toilet

With low level w.c. Outside door.

Office at Rear 14'0 x 12'3 (4.27m x 3.73m)

Cellar Room 12'3 x 19'6 (3.73m x 5.94m)

FIRST FLOOR

Toilet 10'0 x 8'8 (3.05m x 2.64m)

At the rear. Low level w.c. Washbasin. Electric hot water geezer. Built in cupboard.

Landing

Front Office 13'6 x 14'5 (4.11m x 4.39m)

Maximum measurements 'L' shaped room.

Middle Office/Waiting Room 7'10 x 9'2 (2.39m x 2.79m)

Reception 11'1 x 12'10 (3.38m x 3.91m)



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Rear Office 13'9 x 7'10 (4.19m x 2.39m)

Rear Office 10'11 x 9'5 (3.33m x 2.87m)

SECOND FLOOR

Landing

Store Room 11'2 x 22'4 (3.40m x 6.81m)

Velux skylight.

Front Store 6'8 x 11'0 (2.03m x 3.35m)

Office 13'9 x 22'2 (4.19m x 6.76m)

Skylight.

SERVICES

We understand that mains water, electricity and drainage are connected to the property. The prospective purchaser should make all their own enquiries regarding this connection.

TENURE

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



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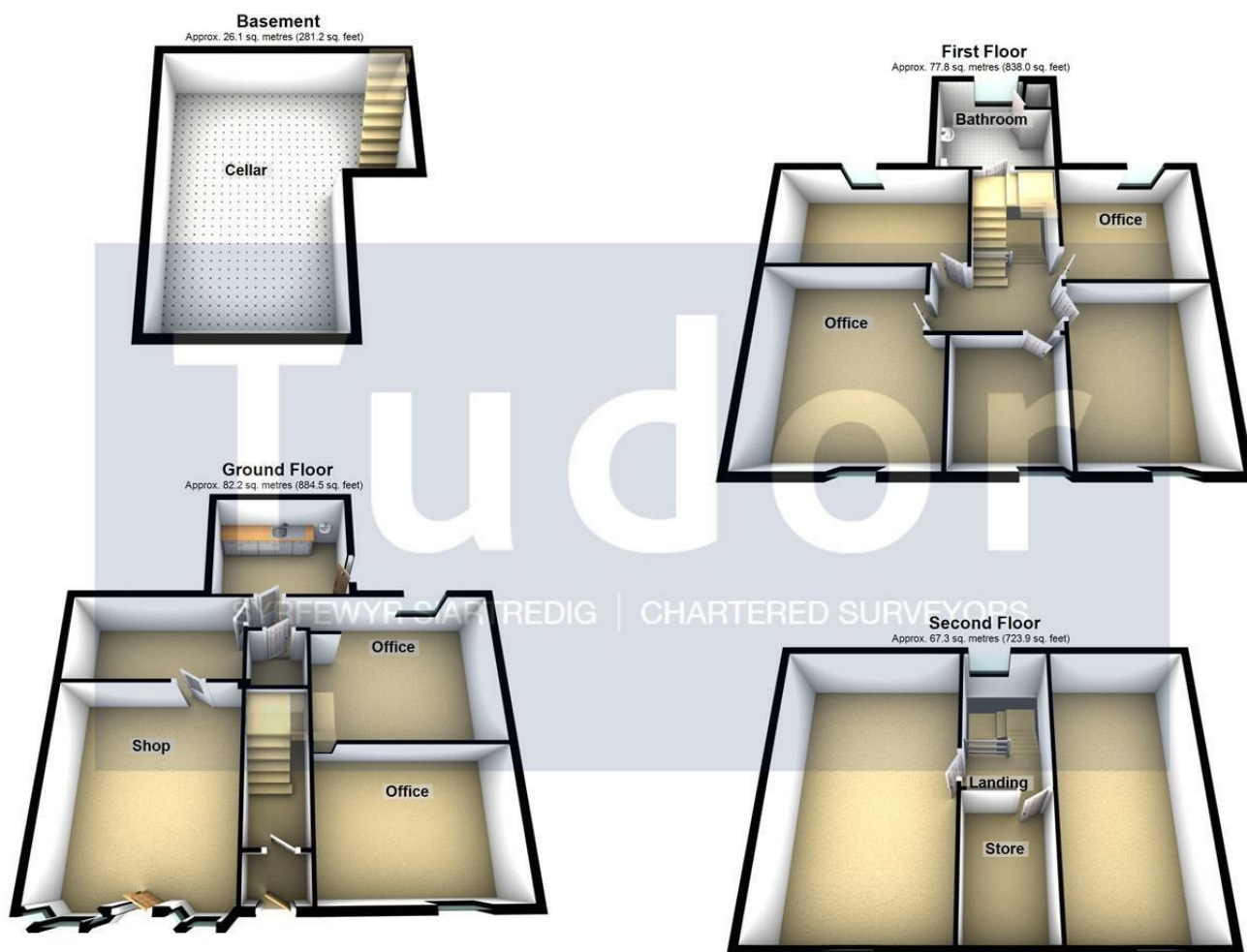
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Total area: approx. 253.4 sq. metres (2727.6 sq. feet)

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Plan produced using PlanUp.

26 Stryd Penlan, Pwllheli

From this office at Y Maes in the centre of Pwllheli proceed towards to Railway Station and turn left onto Stryd Penlan. Proceed passed Costa Coffee and the Penlan Fawr Inn and the property is then the second property on the right. O.S. Ref SH 375-351. Sat Nav Ref LL53 5DE.



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