

Tudor

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



53, High Street, Pwllheli, LL53 5RT

£25,000 Per annum

- Substantial Restaurant Premises
- Prominent Town Centre Location
- Excellent Opportunity
- With Studio Flat & Self-Contained Flat
- Subject to a New Lease
- Available Immeidtaley



53 High Street, Pwllheli, LL53 5RT

Tudor Estate Agents & Chartered Surveyors have been favoured with instructions to offer to let this substantial premises including restaurant, studio flat and top floor two bed flat, subject to a new full repairing and insuring lease.

The property is situated in a prominent position on the High Street in Pwllheli, a thriving market and seaside town located on the south side of the glorious Llyn Peninsula and boasts excellent amenities including leisure centre, golf course and marina.

The premises briefly comprises of the following: -

The ground floor is fully kitted out and provides an excellent quality restaurant space with about 40 covers, attractive reception/bar area and commercial kitchen. Outside area at the rear with potential and large outbuilding useful for storage.

The first floor has been fully refurbished and is suitable for further restaurant space leading to a studio flat at the rear, can also be accessed from the rear. The new gas central heating system supplies for the whole ground floor and first floor.

On the second floor there is a self-contained two bedroom flat with separate access at the rear. This flat has it's own combi boiler for the central heating.

GROUND FLOOR

Front Reception Area 17'9 x 24'5 (5.41m x 7.44m)

Stairs to first floor. Laminate timber effect floor. Feature reception bar. Two radiators. Access hatch to cellar. Meter cupboard. Opening to:

Rear Dining Area 27'0 x 15'3 (8.23m x 4.65m)

Two radiators.

Rear Passage 6'5 x 18'6 (1.96m x 5.64m)

Outside door to rear. Door to:

Kitchen 10'4 x 16'5 (3.15m x 5.00m)

Fully equipped.

Gents Toilets

Ladies Toilets

FIRST FLOOR

Additional Dining Area 22'3 x 23'3 (6.78m x 7.09m)

Maximum measurements 'L' shaped room. Radiator. Door to:

STUDIO FLAT - Rear Hall

Cupboard with central heating boiler.

Open Plan Living

Outside door to rear external stairway.

Shower Room

SECOND FLOOR - LIVING ACCOMMODATION

Accessed at the rear by an external stairway from the first floor external balcony leading down to the side passage.

Kitchen/Diner 8'5 x 23'1 (2.57m x 7.04m)

Fitted kitchen with stainless steel sink unit. Door to:

Lounge 13'4 x 13'0 (4.06m x 3.96m)



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Bedroom 1 7'4 x 9'11 (2.24m x 3.02m)

Rear Hall

Bathroom 10'4 x 9'1 (3.15m x 2.77m)

Bedroom 2 9'7 x 7'7 (2.92m x 2.31m)

EPC

EPC report available in request.

LEASE

The whole premises is available subject to a full repairing and insuring lease with terms to be discussed on application.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
Very energy efficient - lower running costs	Current	Percent	Very environmentally friendly - lower CO ₂ emissions	Current	Percent
(92-101) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
	72	80			
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



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