

Ref: SD 2177

Retail Premises and Living Accommodation - £150,000

52 High Street, Pwllheli



Owing to relocation we are offering a prime freehold corner site situated on four floors. Very unusual attractive building with excellent kerb appeal. Viewing is strictly by appointment with St Davids Commercial only.

FREEHOLD

£150,000 FREEHOLD

CALL US 01492 534881

St. Davids Commercial
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St Davids Property Management Ltd.
Address as Above
Co. Reg. No. 02625193

ACCOMMODATION

Retail A1 space is situated on the ground, lower ground floor and with two further rooms on the first floor currently getting used for retails sales.

GROUND FLOOR: 34'00" x 18'00" with separate w.c and kitchenette.

FIRST FLOOR: Staircase leading to further retail area

Main retail area 23'00" x 18'00" leading to further retail area 11'00" x 14'00"

2 STORE ROOMS

LOWER GROUND FLOOR: 10' height two rooms.

25'00" x 20'00"
20'00" x 10'00"

Separate access via side door to the 2-bedroom living accommodation on the second floor.

LOUNGE: 18'08" x 12'07" situated at the front of the building this room benefits from two large windows on at the front and one at the side.

BEDROOM 1: 11'07" x 11'07"

BEDROOM 2: 10'09" x 09'09"

KITCHEN: 11'06" x 08'07"

BATHROOM: 07'04" x 05'00"

EPC: D

LEGAL COSTS: Each party to bear their own legal costs.

No Business Rates according to the owners of the building.

St Davids Commercial have not checked any fittings or fixtures and therefore cannot guarantee they are in working order. Your home is at risk if you fail to keep up payments on a mortgage or loan secured upon it.

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