

EPC:
Waiting

Station Square, Pwllheli, Gwynedd

Asking Price: £175,000

Beresford Adams







This prominent commercial unit, ideally located in the heart of Pwllheli, presents an excellent opportunity for businesses seeking a highprofile presence in a thriving market town. The generously proportioned main shop floor offers a versatile space suitable for a wide range of retail or servicebased uses, with ample room for displays and customer engagement. The property benefits from immediate trading potential, allowing a new business to establish itself without delay.

The unit further boasts several spacious storage areas, providing practical and easily accessible solutions for stock and equipment. A substantial basement level, currently utilised as additional shop floor space, offers further flexibility and potential to expand trading or operational areas.

Above the commercial premises is a two storey residential apartment, comprising four bedrooms, a lounge, a separate sitting room, Kitchen and a bathroom. This wellsized accommodation offers an excellent opportunity for owner occupation, staff housing, or potential rental income, subject to any necessary consents.

This is a rare opportunity to secure a prime commercial and residential property in a bustling and wellestablished location. Early viewing is highly recommended to fully appreciate the scale and potential on offer.

Tenure - Freehold



Basement **Ground Floor** **First Floor** **Second Floor**

Total floor area 259.1 m² (2,788 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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Council Tax Band: **C**

Tenure: **Freehold**

Service Charge: **£0**

Years Left on Lease: **0**

Ground Rent: **£0**

Viewing by appointment

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Interested parties should satisfy themselves, by inspection or otherwise as to the accuracy of the description given and any floor plans shown in these property details. All measurements, distances and areas listed are approximate. Fixtures, fittings and other items are NOT included unless specified in these details. Please note that any services, heating systems, or appliances have not been tested and no warranty can be given or implied as to their working order.

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