

CAERNARFONSHIRE



Substantial Four Storey Mixed Use Property Ground Floor Commercial Unit Vacant Possession - Opportunity to Add Value

Guide Price*
£165,000+

FEATURES

- Auction Date: 21st - 22nd November 2018
- Four storey end-terrace property
- Potential re-development opportunity (STP)
- UPVC double glazing
- Gas central heating
- Vacant possession
- Excellent transport links
- Freehold

EPC Rating: Solicitors

Location

This property is located on a corner plot position on Cardiff Road, within a three-minute drive in to Pwllheli town which offers a range of amenities and shopping facilities. The property is located just 100 metres from the blue flag award winning beach and promenade.

Pwllheli Railway Station is less than one mile from the property. The station can be reached via Cardiff Road and Penrhydyniog.

Pwllheli is a popular tourist resort and is located on the north west corner of Wales, approximately 2.5 miles north east of Penrhos, and 10 minutes drive to the south west of Aberech.

Description

- For Sale-By Online Auction: 21st - 22nd November 2018
- Starting Price: £110,000
- Substantial mixed use retail and residential property
- Re-development opportunity (STP)
- Sold with vacant possession
- Opportunity to add value

This end terrace property comprises is arranged over ground, first, second and third floors.

The ground floor commercial unit comprises: two trading rooms, kitchen, office and W.C.

The first floor comprises a large lounge to the front elevation with bathroom, separate w.c, Bedroom one and a large kitchen/diner.

ONLINE AUCTION DATES

21st - 22nd November 2018

VIEWING DETAILS

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LOT 14



Description Continued

The second floor hosts four further bedrooms and a family bathroom. The third floor has two further bedrooms.

The property is neutrally decorated throughout and benefits from double glazed windows and gas central heating. There is also a detached garage to the rear

Accommodation

The ground floor shop accommodation extends to 88.1 m2 (948 ft2) (taken from the VOA) The first and second floors are believed to be slightly smaller and the top floor smaller still.

Please note we have not inspected this property.

Services

We understand the property has mains gas, electricity, water and drainage. However, interested parties should carry out their own investigations.

Tenure

Freehold

Guide Price

£165,000+

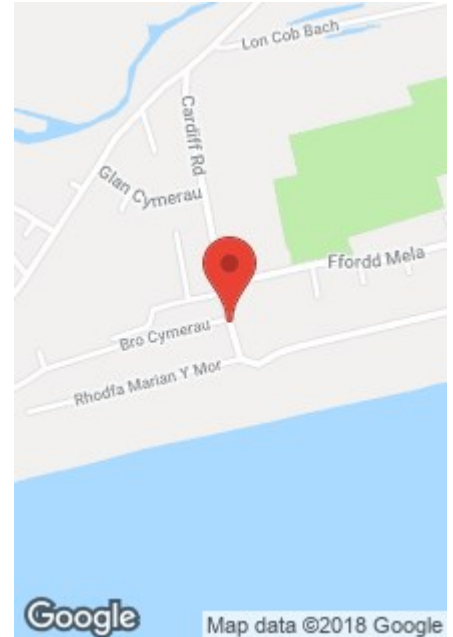
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Development Opportunity

We understand the property was previously used as a former food outlet and post office to the ground floor. The property offers the potential for several uses subject to the necessary planning permissions being obtained.



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