

LOT

33

The Former Rugby Club, St. Helens Road, Caernarfon LL55 2YD

*GUIDE PRICE £65,000+

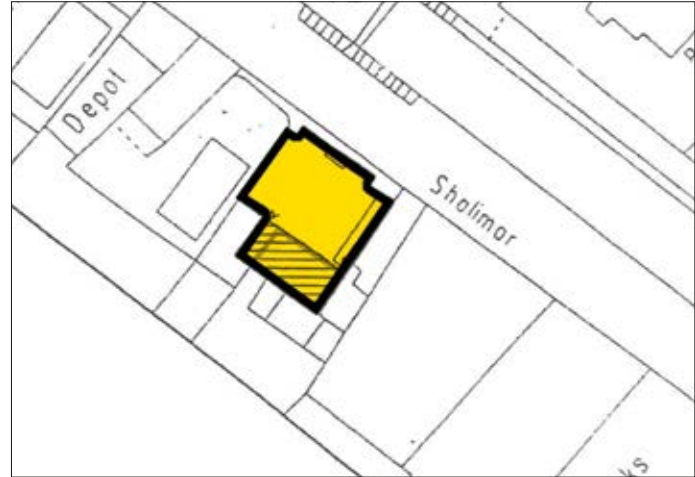


- **Vacant freehold two storey Grade II listed former rugby club premises. Total area approximately 158.29m² (1,703.89ft²).**

Description A vacant Freehold two storey Grade II listed former rugby club premises extending to approximately 158.29m² (1,703.89ft²) The property would be suitable for a number of uses to include residential redevelopment subject to any necessary planning consents.

Situated on St Helens Road sitting against the water and directly opposite the famous

Welsh Highland Railway and within short walking distance to Caernarfon castle, Slate Quay



Not to scale. For identification purposes only

Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number 100020449

and the shops and amenities in the town centre. The Menai Straits and Caernarfon Bay are also nearby.

Ground Floor Three rooms approximately 98.05m² (1055.52ft²)

First Floor Open plan former function room 60.23m² (648.37ft²)

Note All planning enquiries Gwynedd Council Planning Tel: 01766771000

Joint Agents

Beresford Adams

**Beresford
Adams**