

LOT

141

Ups And Downs, Bank Place, Y Groes, Nefyn, Pwllheli, Gwynedd LL53 6HH

*GUIDE PRICE £45,000+



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Not to scale. For identification purposes only

- **Part let mixed use investment producing £3,900 per annum. Electric heating. Partial double glazing.**

Description A mixed use village centre commercial/residential investment consisting of a ground floor double fronted retail unit together with a flat split over the first and second floors. The flat is currently let by way of an Assured Shorthold Tenancy producing £3,900 per annum. The property benefits from electric wall heaters and partial double glazing. The potential rent when fully let is in excess of £6,500 per annum.

Situated Located on a prominent site in the heart of the village centre close to local amenities.

Lower Ground Floor Storage Room, WC

Ground Floor Retail unit – 17.33m² (186.56 sq ft), Store Room – 7.55m² (81.37 sq ft)

First Floor Separate Entrance Flat Dining/Kitchen, WC, Living Room/Bedroom, Shower Room

Second Floor Two Bedrooms

Joint Agents
Beresford Adams

**Beresford
Adams**