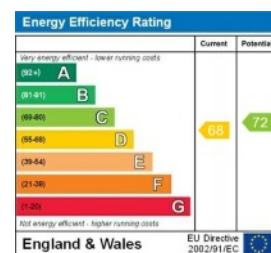


**PENRHOS GARAGE, OFFICES,  
 RESIDENTIAL APARTMENT,  
 WORKSHOP AND INCOME FROM  
 POST OFFICE BUSINESS  
 LL35 0NR**

**Price £595,000 Freehold**



**Freehold premises for sale with residential apartment**  
**Income from garage tenants**  
**Income from Post Office Business**  
**Workshop and office space which could provide a further income**

Penrhos garage offers a unique opportunity to purchase a large workshop, office space, 1-2 bedroom apartment with an income from the 2 current tenants of the garage and post office and tariff from the heat source pump (20 years from 2016) of approximately £2,000 pa.

The present owner previously ran a successful business from the offices but has since decided to retire.

The contract for the post office business is with the owner of this premises but the post mistress or master needs to be approved by the post office.

Penrhos garage has part commercial and part residential status and the apartment could provide owners accommodation or a further income from tenants if desired. This could also be extended into the first floor office space (subject to planning) which would provide a very generous living space with partial sea views.

Situated in the village and within walking distance from the village centre, local caravan park and beach.

Aberdovey is well known for its mild climate, sandy beaches and magnificent surrounding countryside. Sailing and all water sports are all very popular and there is excellent river and sea fishing within easy distance. For golfing enthusiasts there is a championship course nearby. Just over three miles away you have the coastal resort of Tywyn with a good variety of shops, cottage hospital, cinema, leisure centre and promenade.

Upvc half glazed door to:

**ENTRANCE LOBBY** 9'5 x 9'2  
Upvc window to front, Inset spots, radiator. Door to:

**LOBBY**  
Ceramic floor, heat pump boiler, stainless steel wash basin, built-in cupboard housing fire alarm system, led inset spots. Door to;

Hall and stairs to 1<sup>st</sup> floor. Door to post office shop.

**DISABLED ACCESS W.C**  
W.c, wash basin, baby changing facilities, fully tiled walls and floor, towel rail, extractor.

**1<sup>st</sup> FLOOR OFFICE** 26'9 x 17'8  
Upvc window to front and side, sliding door to front leading to full width balcony, radiator, led inset spots, laminate floor.

**CLOAKROOM**  
W.c, wash basin, extractor, ceramic floor, tiled walls.

**OFFICE 2** 10'9 x 9'5  
Upvc window to side, radiator, inset led spots, laminate floor.

**CORRIDOR**  
Access to loft, laminate floor, inset led spots, stairs to ground floor. Fire door to;

**LOBBY**  
Built-in cleaners cupboard with sink, consumer unit.

**BATHROOM**  
Velux window, bath with glass screen and shower handset, w.c, wash basin, ceramic floor, part tiled walls, access cupboard for heat source pipes.

**WALK-IN CUPBOARD** 9'5 x 5'7  
Velux window, power points and shelving.

**KITCHEN** 13'2 x 7'1  
Upvc window to front, plastic panelled walls, non slip floor, stainless steel mobile units plus sink, electric oven, wall mounted hot water heater, hand was sink, radiator.

**BEDROOM** 11'3 x 9'5  
Upvc window to side, radiator.

**LOUNGE** 13' x 10'  
Upvc window to front and side with partial sea views, radiator.

Upvc half glazed door to wood porch and access to galvanised staircase to front.

**WORKSHOP** 57' x 45' approximately  
Roller door, mezzanine area 26' x 26' which will take 2 tonne per sq meter. Equipment to be negotiated. Heat source pump hot water cylinders located here..

**GARAGE** 49' x 44 approximately  
Two workshops with MOT bay and leased equipment by the current tenant plus ramp and various working pieces of equipment to be negotiated separately if required.

**POST OFFICE PREMISES** 29' x 25'7 not inc store.  
With associated equipment.

**ASSESSMENTS** Rated separately: shop, garage, offices and residential.

**TENURE** This property is freehold.

**SERVICES** Mains water, ground source heat pump and main drainage are connected.

**VIEWING By appointment only with:**  
Welsh Property Services, Cambrian House, High Street, Tywyn, Gwynedd. LL36 9AE. Tel: 01654 710 500.  
Email: info@welshpropertyservices.com

**AGENTS NOTE;**  
These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. The agent has not tested any electrical installations, central heating system or other appliances and services referred to in these particulars and no warranty is given as to their working ability.







