

**Murmur Y Mor
Aberdaron Road
Mynytho
Nr Abersoch
LL53 7RH**



**COMMERCIAL PREMISES
WITH LIVING ACCOMODATION
SHORT TERM LET**

**Workshops
Concrete yard
3 bed bungalow
Garages
Total area 1.86 acres
Tenancy 2+ years**

Location:

The workshop and yard are set in village of Mynytho with outstanding parallel views of the St Tudwalls islands and Hells Mouth. The rural village is located on the southern coast of the Llyn Peninsula set in an elevated position above Abersoch and Llanbedrog enjoying un-surpassed sea views over Abersoch and the surrounding coastline with the Cambrian Mountains visible on the far side of the bay.

The village has a shop/post office, primary school and community hall, all within walking distance.

Bungalow:

Accommodation:

- Entrance Hall
- Kitchen
- Sitting Room
- Bedroom 1 & En-suite
- Bedroom 2
- Bedroom 3
- Family bathroom
- GIA: 1,620 sq.ft (151.4 sq.m)

Workshops and Garages:

Accommodation:

- Workshops
- Garages
- Sheds



GIA 2,017 sq.ft (187.38 sq.m)

Layout and site plan: Attached.

Total Area: 1.86 acres

Services: Mains electricity, water and sewerage. Oil Fired Central Heating



and Solar Panels to bungalow.

Council Tax: Band E

EPC: Available on request.



Rental Price: £25,000 p.a

Tenancy: A minimum 2 years / 24 months. Draft tenancy agreement available on request.

Inspection:

Jonny Jones
Llyn Builders
07774 830 956

Surveyor:

John G. Fifield FRICS
John.fifield@osbornehousegroup.com

SUBJECT TO LEASE

JGF/VGM/NOV2022



