

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









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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 over Abersoch and views 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.



Accommodation:

Entrance Hall Kitchen Sitting Room Bedroom 1 & En-suite Bedroom 2 Bedroom 3

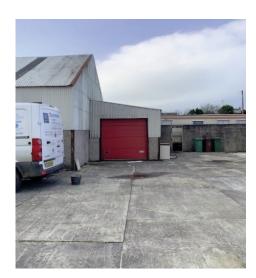
Family bathroom

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@osbornehousgroup.com

SUBJECT TO LEASE JGF/VGM/NOV2022

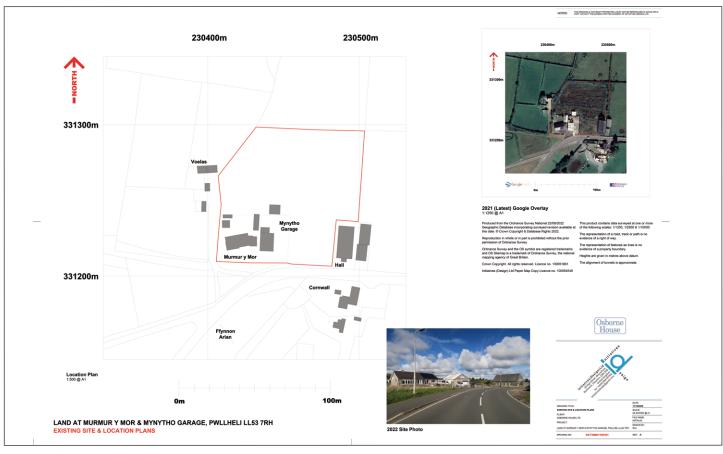


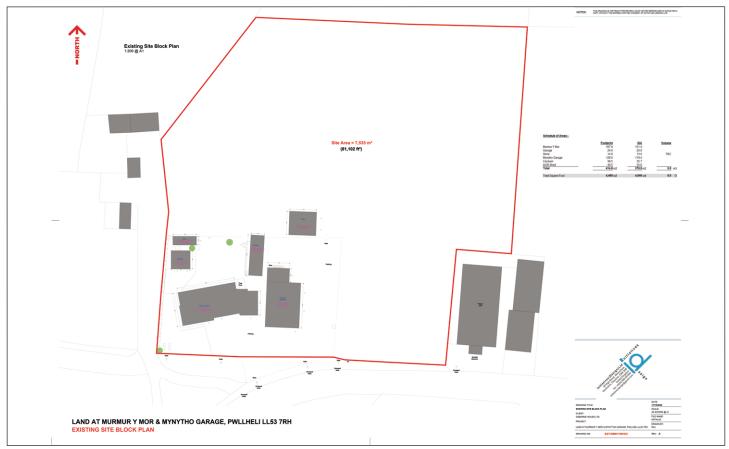






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