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GENIUS

Y CASTELL
BAR & ACCOMMODATION

Beresford Adams

Eiddo 6 Llofft | 6 Bedroom Former Public House

89 High Street 'Y Castell'

Pwllheli, LL53 5RR

REDUCED

£130,000

www.lwhproperty.com



89 High Street, Pwllheli, LL53 5RR

Tafarn gynt wedi'i leoli ar Stryd Fawr Pwllheli yn cynnwys bar ar y llawr gwaelod a 6 ystafell wely.

Former public house situated on the High Street in Pwllheli comprising a bar on the ground floor and 6 bedrooms above configured as serviced accommodation.

Trading from the premises has ceased with the public house license surrendered.

Previously the property traded as the Caslte, with the public house occupying the ground floor and cellar. The first and second floor was converted to serviced accommodation with 6 rooms available, two ensuite with shared communal kitchen and bathrooms.

The property requires renovation and modernisation.

May be suitable for alternative use or conversion subject to relevant consents and permissions.

The property is of traditional construction under a part slate and felt flat roof construction.

89 High Street Pwllheli LL53 9RR

Approximate Gross Internal Area
2885 sq ft - 268 sq m



Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.

The accommodation comprises:

Cellar
Entrance Hallway - 2.5m x 0.9m
Bar - 18.4m x 5.7m (max)
Kitchen - 2.54m x 4.77m
Ladies WC - 1.94m x 4.8m
Mens WC - 4.8m x 3.2m (max)
Rear Hallway
Front Reception - 4.3m x 1.78m (max)

1st Floor Landing
Office - 1.47m x 2.09m
Bedroom 1 - 2.74m x 2.80m
Bedroom 2 - 2.77m x 3.82m
Kitchen - 2.24m x 3.98m (max)
WC - 0.7m x 1.5m
Plant Room - 1.48m x 1.55m
Bathroom - 2.07m x 2.84m
Bathroom - 1.75m x 2.35m
Rear Hallway

Second Floor Landing
Bedroom 3 - 2.25m x 2.40m
Ensuite - 1.30m x 2.20m
Bedroom 4 - 2.80m x 2.74m
Ensuite - 1.30m x 1.70m
Bedroom 5 - 2.77m x 3.82m
Bedroom 6 - 1.81m x 4.10m

Mains Drainage | Mains Gas | Central Heating
EPC: TBC | Current rateable value (1.4.23): £20,000

Tenure: Freehold with Vacant Possession (Confirm with Solicitor)

Directions: The property is situated on the High Street in Pwllheli, situated at the Western end of the High Street, on the right hand side.

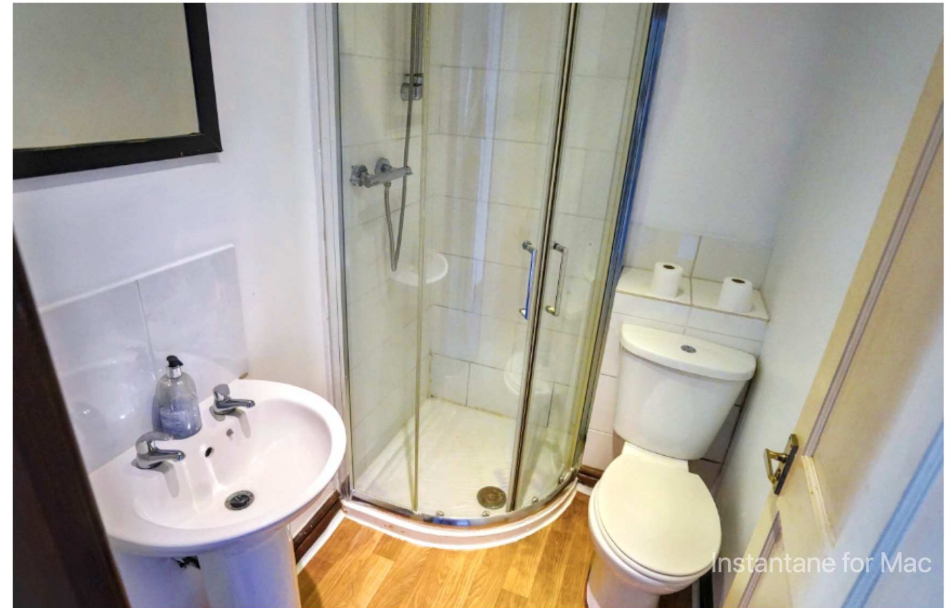
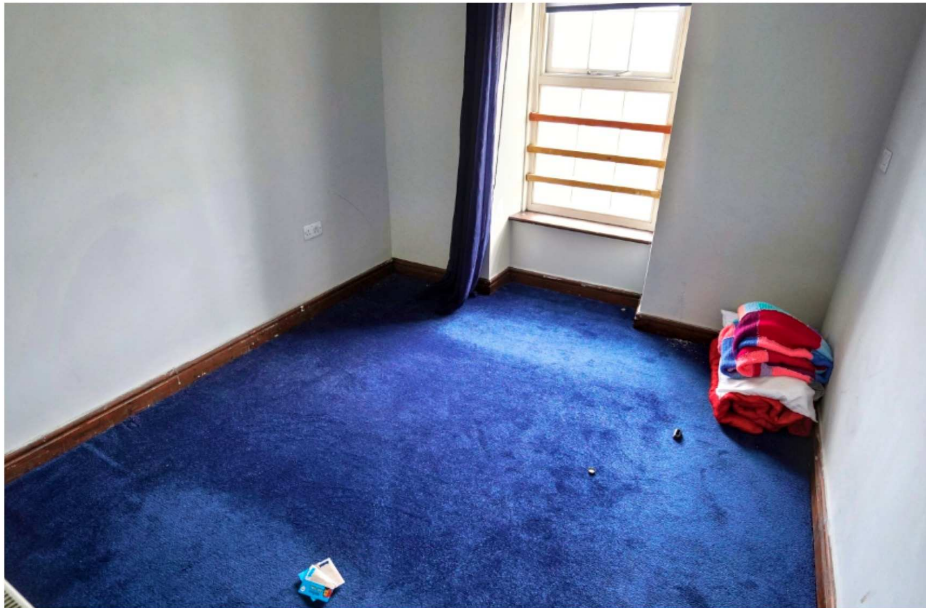
Method of Sale: The property is offered for sale by Private Treaty.

Boundaries: Purchaser shall be deemed to have full knowledge of all boundaries and neither the Vendor nor Vendors Agents are responsible for defining the boundaries or ownership thereof.

Planning: The property is sold subject to any existing or other statutory notice or which may come into force in the future. Purchasers should make their own enquiries into any designations.

Easements, Wayleaves and Rights of Way: The land is sold subject to all the benefits of all wayleaves, easements, right of way and third party rights, whether mentioned in the particulars or not.

Viewing: Strictly by appointment only.



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PROPERTY MISDESCRIPTIONS ACT 1991: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer, References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view. The plans and drawings provided are for illustrative purposes only. Any areas, measurements or distances are approximate. The text and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents