



The Gun Shed, Brook Street

Tywyn, Gwynedd, LL36 9DP

Asking Price: £175,000



A unique opportunity to acquire a town centre commercial unit, extending to approximately 1544sqft (143sqm) with a maximum height of approximately 4.75m. The property has seen a number of uses from useful storage to a Children's soft play centre, highlighting the multiple uses the property has to offer.

The unit features two roller doors to the front elevation, with the larger of the two extending to approximately 5.22m (width) by 3.64m (height), allowing large vehicles to enter the unit. Internally, the unit is primarily open plan, and further opens to the secondary store area, with access to the second roller door. Stud walls have been fitted creating an office and two WCs. A separate entrance door is provided, accessed on the side of the unit.

The property benefits from mains services including electricity (3 phase), water, and drainage. Ample parking is located to the front of the property on a brick paved level parking area, with direct access onto Brook Street.

The vendor has provisionally enquired with the local authority to develop the site, with the initial proposal for semi-detached homes. Interested parties are to make their own enquiries with the local authority in regard to re-developing the site.

- Town centre commercial unit
- Approximately 1544 sqft / 143sqm
- Variety of uses from storage to manufacturing and office facilities.
- Potential for re-development
- Convenient location
- Private parking off of Brook Street
- 3 phase electricity

OUTSIDE

Brick paved driveway with parking for multiple vehicles, direct access onto Brook Street. The parking leads directly to the two roller doors, with access into the units if necessary.

SERVICES Mains electricity, Water, Drainage

N.B. The services, appliances and flues have not been tested, and no warranty is provided with regard to their condition.

COUNCIL TAX

Current rateable value £4100

TENURE

To be advised.

DIRECTIONS

What3Words: showrooms.coach.renew.

VIEWING & NEGOTIATIONS

All interested parties are respectfully requested to communicate directly with the Selling Agents.

MONEY LAUNDERING REGULATIONS

On putting forward an offer to purchase you will be required to produce adequate identification to prove your identity and source of funding within the terms of the Money Laundering Regulations 2017. A company called 'Coadjute' provide reports for us, with a cost of £36 (Inc VAT) per person in order for us to complete our due diligence.

MORTGAGE SERVICES

Should you decide to use the services of the Mortgage Advice Bureau; you should know that we would expect to receive a referral fee of £250.00 from them for recommending you to them.

Broadband and Mobile Signal

<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker>

FLOORPLAN

The Gun Shed

Approximate Gross Internal Area
1421 sq ft - 132 sq m



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

