



# DAFYDD HARDY

PRYNU · GWERTHU · GOSOD BUY · SELL · LET

COMMERCIAL  
MASNACHOL

## CAERNARFON

Retail Unit , 13 Castle Square, Caernarfon, Gwynedd, LL55 2NF

£12,000 PA



### LOCATION

Castle Square, dominated by the medieval castle, is at the heart of Caernarfon. The square is a vibrant and popular meeting place and focal point for local shoppers, tourists and the town's workforce; it is also the home of the weekly market and a variety of local events.

### DESCRIPTION

No 13 Castle Square is a prime retail unit and part of a local landmark building. The property is amongst a number of thriving local businesses including restaurants and sandwich bars, gift shops and high street banks, all of whom benefit from the significant trade generated by the numerous nearby offices and attractions. The accommodation consists of the ground floor Shop/Office, together with a Basement Office, adjoining Store, Kitchen and WC facilities. The Shop/Office area has solid wood flooring, an attractive glass window display area and a part glazed entrance door. Services include adjustable strip lighting, wall and floor mounted power points, a fire alarm system and radiators.



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## ACCOMMODATION

The premises provide the following approximate areas/dimensions:-

ACCOMMODATION	METRIC	IMPERIAL
Office/shop	25.01 m <sup>2</sup>	269.21 ft <sup>2</sup>
Kitchen	4.59 m <sup>2</sup>	49.41 ft <sup>2</sup>
Overall	29.6 m <sup>2</sup>	318.61 ft <sup>2</sup>

## LEASE

The premises are available by way of a new lease, term to be negotiated.

## RENT

£12,000 pa.

## RATES

We understand from our enquiries of the VOA website that the premises are assessed for Rates as follows:-

Rateable Value	£5,300
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*Dafydd Hardy gives no warranty that the values supplied or the sums of money expressed as being payable are accurate and the assignee should make their own enquires with the Local Rating Authority to confirm the figures quoted are correct.*

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction.

## VAT

Prices, outgoings and rentals are exclusive of, but may be liable to, VAT.

## VIEWING

All arrangements to view the premises are strictly by prior arrangement with Dafydd Hardy.

Contact: Sarah Morton

Tel: 01286 676760

Email: commercial@dafyddhardy.co.uk

## SUBJECT TO CONTRACT

### Energy Performance Certificate Non-Domestic Building



Silver Star Holidays Ltd  
13 Castle Square  
CAERNARFON  
LL55 2NF

Certificate Reference Number:  
9290-4924-0309-0910-8054

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website [www.communities.gov.uk/epbd](http://www.communities.gov.uk/epbd).

### Energy Performance Asset Rating

More energy efficient



A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

65 This is how energy efficient the building is.

### Technical information

Main heating fuel: Natural Gas  
Building environment: Heating and Mechanical Ventilation  
Total useful floor area (m<sup>2</sup>): 105  
Building complexity (NOS level): 3  
Building emission rate (kgCO<sub>2</sub>/m<sup>2</sup>): 72.98

### Benchmarks

Buildings similar to this one could have ratings as follows:  
26 If newly built  
69 If typical of the existing stock

12 Y Maes, Caernarfon, Gwynedd LL55 2NF | caernarfon@dafyddhardy.co.uk | 01286 677774

Cymerwyd pob gofal wrth baratoi'r manylion hyn, ond eu diben yw rhoi arweiniad cyffredinol yn unig, ac ni ellir gwarantu eu bod yn fanwl gywir. Cofiwch dŷn os bydd unrhyw bwynt sy'n neilltuo o bwysig, neu dylid ceisio gwiriad proffesiynol. Brasman yw'r holl ddimensiynau. Nid yw cyfeiriad at ddarnau gosod a gosodiadau a/neu gyfarpar yn golygu eu bod mewn cyflwr gweithredol effeithlon. Darperir ffotograffau er gwybodaeth gyffredinol, ac ni ellir casglu bod unrhyw eitem a ddangosir yn gynwysedig yn y pris gwerthu. Nid yw'r manylion hyn yn ffurfio contract na rhan o contract.

Every care has been taken with the preparation of these particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of any fixtures fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.