

**Former Celtica Shop
Block A
Victoria Dock, Caernarfon LL55 1TH
RETAIL/OFFICE/LEISURE
TO LET**

WILD

COMMERCIAL PROPERTY

01244 321 555

www.wildcp.co.uk



Location

Victoria Dock is an excellent location overlooking the Marina and Menai Strait. The development is on the north side of the town and has good communications via A487. The development is anchored by a Premier Inn and Travelodge. The shop can be more readily identified from the attached plan.

Description

The accommodation is on the ground floor and previously used as the Celtica gift shop.

Tenure

All the vacant accommodation is available by way of a new effectively full repairing and insuring lease for a term of years to be agreed.

Rent

Price On Application

Assessment

Enquiries to the local authority indicate this property has a rateable value of £44,250 pa

Accommodation

The accommodation has the following approximate areas:

Block A	663.7 sq m	7144 sq ft
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Photographs and Plans

Any Photographs and plans attached to these particulars were correct at the time of production and are for reference, rather than fact.

VAT

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

Legal Costs

Each party to be responsible for their own legal costs.

Service Charge

A service charge is payable to cover the landlords apportioned running costs and insurance, further details available on request.

EPC

An EPC has been commissioned and is available on request.

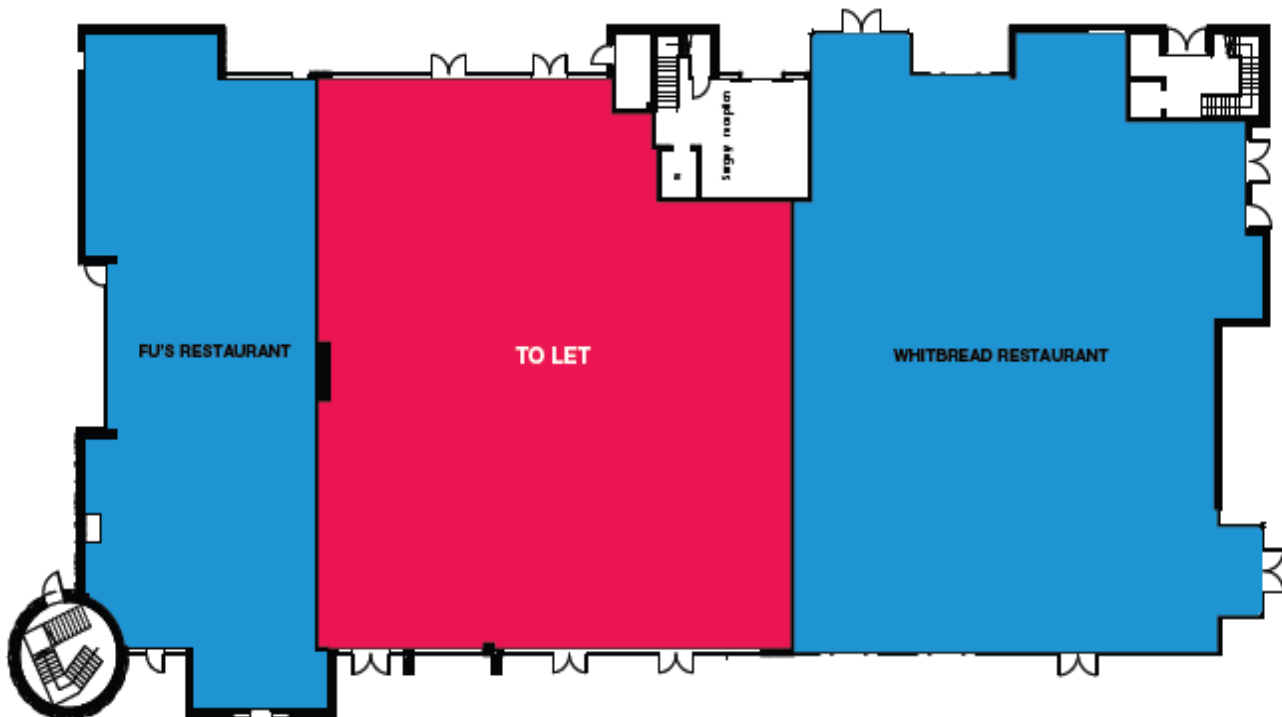
Money Laundering Regulations

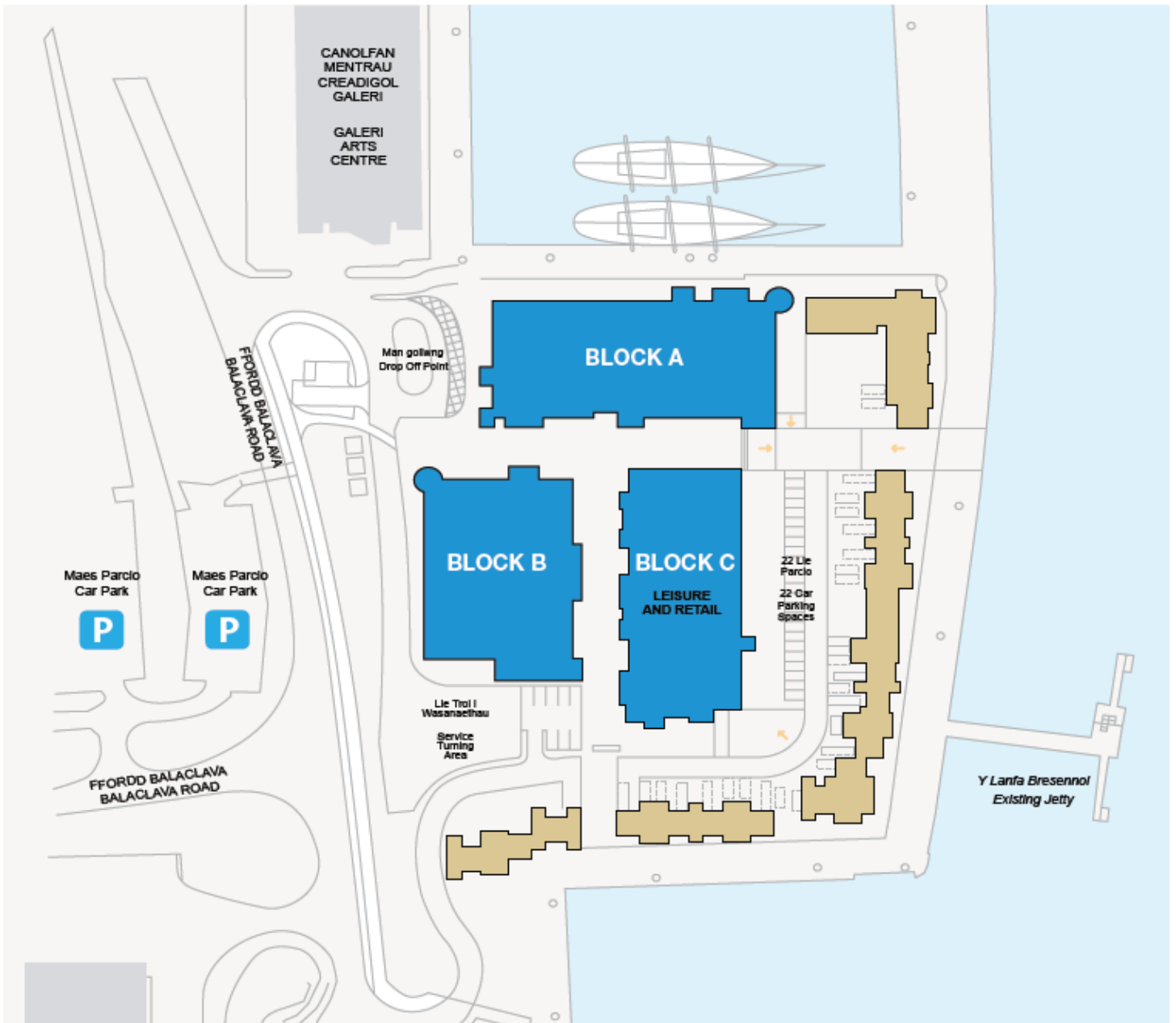
Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser once a sale/let has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser/tenant once the terms have been agreed.

Subject to Contract

DTFW 06/07/2017

Block A 7144 sq ft (663.7 sq m)(may split)





Viewing

Strictly by appointment through the agents, Wild Commercial Property

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