



# DAFYDD HARDY

PRYNU · GWERTHU · GOSOD BUY · SELL · LET

COMMERCIAL  
MASNACHOL

## CAERNARFON

70 Pool Street, Caernarfon, Gwynedd LL55 2AF

£55,000



### LOCATION

Caernarfon is a busy market town, a major tourist centre, the county town for Gwynedd and a major local commercial and administrative centre. Pool Street is a busy prime trading location on the town's pedestrianised main shopping thoroughfare. Nearby national chain stores include Boots, The Factory Shop, Lloyds TSB, The Works and WH Smiths as well as thriving regional stores, cafés and eateries. Caernarfon offers a wide range of shops and most essential services and is well placed for the many coastal and rural attractions to be found in this part of North Wales. The town is renowned for its majestic 13th century castle and being located on the banks of the Menai Strait, offers facilities for fishing and sailing enthusiasts. The A55 expressway lies some 8 miles distant, allowing rapid westbound commuting through Anglesey or eastbound towards Chester and the motorway network.

### DESCRIPTION

A ground floor retail lock up premises currently set up as a bakery outlet which has traded in Caernarfon for a number of years, now being offered for sale. The unit is close to the popular pedestrianised shopping area of Pool Street, just a short distance from the town centre and historic castle. The unit would suit a variety of alternative uses including delicatessen or general retail. The ground floor has been well maintained and currently comprises of the front retail area and packing work space, kitchenette with sink unit and Wc and hand wash facilities.



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### ACCOMMODATION

The premises provide the following approximate areas/dimensions:-

ACCOMMODATION	METRIC	IMPERIAL
Shop Floor	25.36 m <sup>2</sup>	273.00 ft <sup>2</sup>
Kitchenette	1.79 m <sup>2</sup>	19.31 ft <sup>2</sup>
Wc	2.54 m <sup>2</sup>	27.31 ft <sup>2</sup>
Overall	29.70 m <sup>2</sup>	319.62 ft <sup>2</sup>

### SALE

£55,000

### RATES

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

Rateable Value	£2150
Rates Payable 2018/2019	0

*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

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### SUBJECT TO CONTRACT

#### Energy Performance Asset Rating

More energy efficient

A+

A 0-25

B 26-50

C 51-75

D 76-100

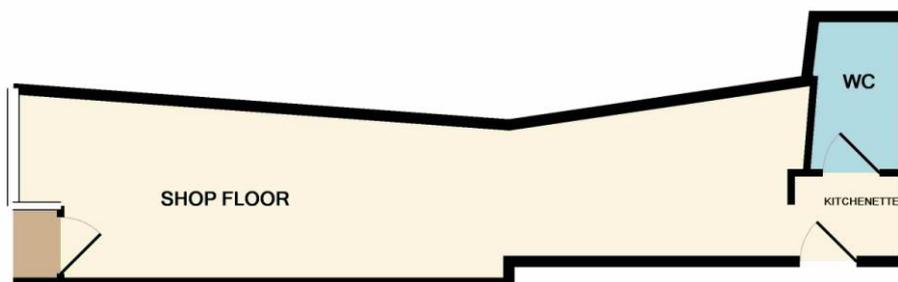
E 101-125

F 126-150

G Over 150

Less energy efficient

◀ 65 This is how energy efficient the building is.



TOTAL APPROX. FLOOR AREA 302 SQ.FT. (28.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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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. Brasamcan 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.