



DAFYDD HARDY

PRYNU · GWERTHU · GOSOD BUY · SELL · LET

COMMERCIAL MASNACHOL

CAERNARFON

36-40 Pool Street, Caernarfon, Gwynedd LL55 2AB

Ground Floor £18,000 pax & First Floor £10,000 pax



DESCRIPTION

A prominently positioned retail premises located in the heart of the core retail area of the historic town of Caernarfon. The property is situated on the pedestrianised thoroughfare of Pool Street, the primary shopping street for the town. The unit comprises a ground floor retail area, office, kitchen and WC. To the first floor is ancillary/storage accommodation. The second floor plant room is accessed via a ladder. Access to the rear is via Wesley Street. The two floors are connected by a goods lift and a conveyor belt (not tested). The landlords would consider letting as two separate units.

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 (opposite), Superdrug, The Factory Shop, Lloyds TSB, The Works and WH Smiths as well as thriving regional stores. Caernarfon offers a wide range of shops and most essential services and is well placed for the many coastal and rural attractions to 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.



dafyddhardy.co.uk





ACCOMMODATION

The premises provide the following approximate areas/dimensions:-

ACCOMMODATION		
Gross Frontage	14.15m	46.5 ft
Net Frontage	13.25m	43.6ft
Shop Depth	28.45m	93.4t
Ground Floor	265.50m ²	2858 sq ft
First Floor	248.95m ²	2680 sq ft



LEASE

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

RENT

Ground Floor £18,000 pax
First Floor £10,000 pax

RATES

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

Rateable Value	TBC

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, outgoing 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.

SUBJECT TO CONTRACT

Energy Performance Asset Rating

More energy efficient



Net zero CO₂ emissions



59 This is how energy efficient the building is.



12 Y Maes, Caernarfon, Gwynedd LL55 2NF | commercial@dafyddhardy.co.uk | 01286 676760

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 gwirio 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.