

CAERNARFON

29-31, Pool Street, Caernarfon, Gwynedd, LL55 2AD

Shop Unit TO LET

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Location

Located in a prominent position on the prime, Pool Street in the popular tourist town of Caernarfon, north Wales.

The town benefits from having one of only three world heritage sites in Wales, Caernarfon Castle and a much loved steam railway, as well as being on the doorstep of the National Park, Snowdonia.

Tourism is a big factor in visits to the town bringing in an additional 370,000 visitors pa.

Description

A double-fronted unit, accessed at ground floor level to mainly open plan retail accommodation, with rear access for servicing.

Lease Details and Rent

The premises are available by way of a new effective FRI lease for a term of years to be agreed.

Rental offers in the region of £45,000 per annum

Accommodation

The unit is arranged on the following levels and comprises the approximate following floor areas:

FLOOR AREA	SQ FT	SQ M
Ground Floor	4,682	435.0
Lower Ground Floor	4,063	377.5
First Floor	1,023	95.0

Alternatively, the ground floor can be split into two units of approx. 2,150 Sqft (200 Sqm).

Further details upon request.

Business Rates

Rateable Value: £52,500

UBR (2022/23): 51.2p

VAT and Costs

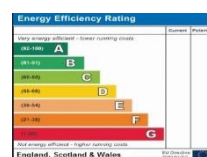
All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

Each party to be responsible for their own legal costs incurred in any transaction.

Subject to Contract

EPC

The premises has an EPC rating of C



All Enquiries

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or the joint agent Dafydd Hardy

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The map displays a commercial district in Cardiff, Wales, with a grid of streets and various businesses. The streets shown include Bridge Street, Pool Side, Pool Hill, Pool Street, and Pool Lane. A scale bar at the bottom left indicates distances up to 50 meters. A north arrow is located at the bottom right. A specific building at the intersection of Pool Street and Penryn is highlighted in red. The map includes numerous labels for businesses and buildings, such as Costa Coffee, Iceland, Peacocks, Specsavers, Boots, and Boots. The red building is located at the intersection of Pool Street and Penryn.

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Plotted Scale - 1:1,000

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