



Caernarfon

Balaclava Road LL55 1SR

To Rent: £6,000



Location

A unique opportunity to acquire the lease of this well positioned commercial unit within a thriving and lively area of the historic castle town of Caernarfon. Caernarfon Castle is globally recognised as a World Heritage Site and attracts visitors from around the globe. The property is situated close to the banks of the Menai Strait, and close to the award winning Doc Victoria development which comprises luxury apartments, hotels, shops, restaurants, large medical centre and theatre complex. Caernarfon is the administrative centre for the county of Gwynedd with large local government offices and is within a short distance of the Snowdonia National Park.

Description

Formerly, this commercial unit was a well established character café, popular with local residents, employees/professionals and tourists alike, but other uses could be considered subject to the usual consents. In our opinion, this is a rare opportunity and one not to be missed as the unit is in a unique location and provides potential for any budding entrepreneur or established business.



Accommodation

The premises provide the following approximate areas/dimensions:-

Accommodation	Metric	Imperial
Retail Area	117.88	1268
WC		
Storage/Preparation Area	8.21	88
Overall	126.09 m²	1357 ft²

Lease

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

Rent

The current passing rent is £6,000 p.a.x.

Rates

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

Rateable Value (2010)	£5,000
Rates Payable 2011/12	£1833.75

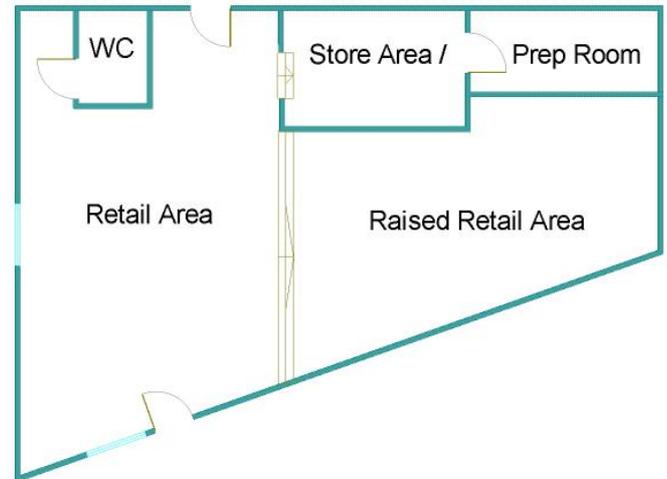
Interested parties to make their own enquiries as to any rate relief that may be applicable.

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.

E. P.C.

A copy of the Non Domestic Energy Performance Certificate is available from the agents upon request.

For Identification Purposes Only



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

Contact: Caernarfon Office

Tel: 01286 676760

Email: commercial@dafyddhardy.co.uk

Last Update: 22nd September 2011