

**ST. HELENS ROAD
CAERNARFON
GWYNEDD, LL55 2YD**



TO LET

- Iconic harbourside location
- Modern building with 15 car parking spaces
- Secure yard to rear of premises
- GIA 392.3 sq m (4,221 sq ft)
- Showroom/trade counter/office/healthcare/leisure/community
- Rental - £29,600 pax

North Wales

BA Commercial, Hanover House,
The Roe, St Asaph, LL17 0LT

T 01745 330077

E enquiries@bacommercial.com

W www.bacommercial.com

ST. HELENS ROAD CAERNARFON GWYNEDD, LL55 2YD

LOCATION

An iconic location with Caernarfon's Harbour and historic Castle as its backdrop, St Helen's Road connects renowned world heritage sites and other major amenities with the A487, the main highway route through the town, which is just a short distance from the property.

The highly acclaimed 'Welsh Highland Railway' runs alongside from its nearby impressive new St Helen's Road terminal and visitor centre.

Immediately adjacent to the property is a major builders merchants (Travis Perkins) and beyond that SP Energy and associate occupiers.

DESCRIPTION

Originally designed and built for showroom purposes but more recently occupied as offices, this modern single storey property stands immediately alongside St Helen's Road and benefits from its own direct access, parking and service areas. Parking availability is in the region of 15 vehicles.

With facing brick elevations and pitched slated roofing, the property can be offered in clear floor space or whole or part in its current sub-divided office format.

Facilities include gas central heating and double glazing.

ACCOMMODATION/AREAS

Currently in light weight cellular layout but revertible to clear floor space as per tenants requirements, the property has overall internal dimensions of 104'3" x 40'3" (31.78 m x 12.27 m) and a gross internal area of some 392.3 sq m (4,221 sq ft).

There are separate male/female/access toilets and kitchen/tea point facilities.

RENTAL

£29,600 per annum subject to rent reviews as appropriate.

LEASE

The premises are available on a new full repairing and insuring lease for a term of years open to discussion.

RATES

The VOA website confirms the property has a Rateable Value of £20,000. Interested parties are advised to contact the Local Rating Authority, Gwynedd Council Tel: 01286 771000.

VAT

All prices quoted are exclusive of but may be liable to Value Added Tax.

LEGAL COSTS

Each party is responsible for payment of their own legal costs incurred in documenting this transaction.

AGENTS NOTE

Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant 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.

PLANS/PHOTOGRAPHS

Any plans or photographs forming part of these particulars were correct at the time of preparation and it is expressly stated that these are for reference, rather than fact.

VIEWING

Strictly by appointment through the sole agents
BA Commercial
North Wales office 01745 330077
Howard Cole howard.cole@bacommercial.com

SUBJECT TO CONTRACT



Chester

BA Commercial, 2 Friarsgate,
Grosvenor St, Chester, CH1 1XG

T 01244 351212

E enquiries@bacommercial.com

North Wales

BA Commercial, Hanover House,
The Roe, St Asaph, LL17 0LT

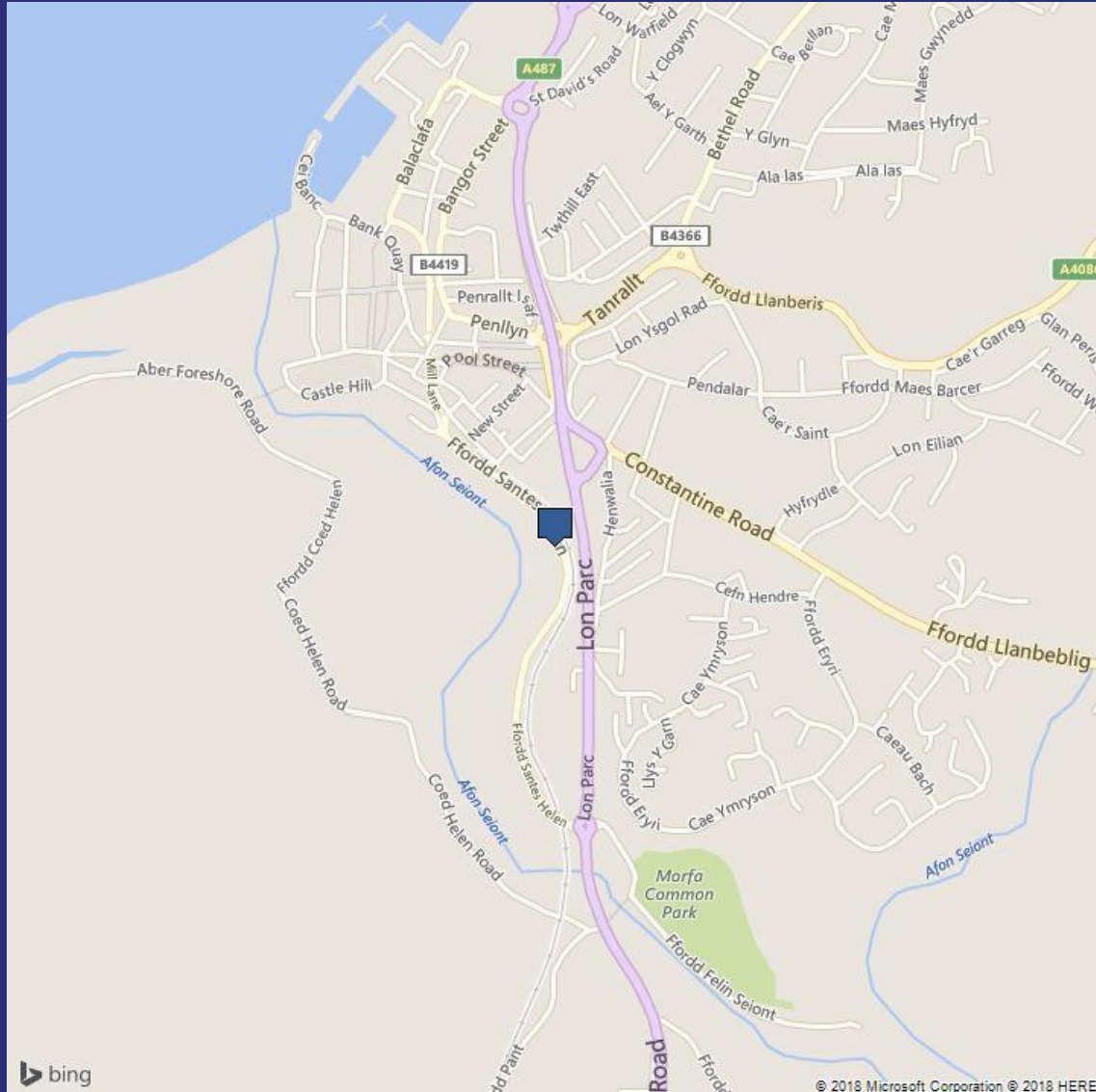
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