

# PWLLHELI

## UNIT 3 COLONNADE BUILDINGS NEW STREET

PRIME FULLY FITTED  
 RETAIL UNIT AVAILABLE  
 BY WAY OF A NEW LEASE

SUBJECT TO VACANT POSSESSION

### Location

Pwllheli is a popular seaside resort and is one of the principal market towns on the Llyn Peninsula in North Wales.

The subject property occupies a prime and prominent position, adjacent to **Costa Coffee** and **Wilkos** and opposite **Home Bargains** and Pwllheli Railway Station.

### Accommodation

The property is arranged on ground and first floors and has the following net internal floor areas:

Ground Floor	3,171 sq ft	295 sq m
First Floor	1,644 sq ft	152.73 sq m

### Lease/Rent

The property is available by way of a new full repairing and insuring lease, subject to 5 yearly upward only rent reviews at a rent of **£40,000** per annum exclusive.

### EPC

The rating for this property is B32.



### Business Rates

Verbal enquiries to Gwynedd Council confirm the property has a ratable value of £36,750. Interested parties are advised to make their own enquires on 01766 771000.

### Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction.

### Agents Note

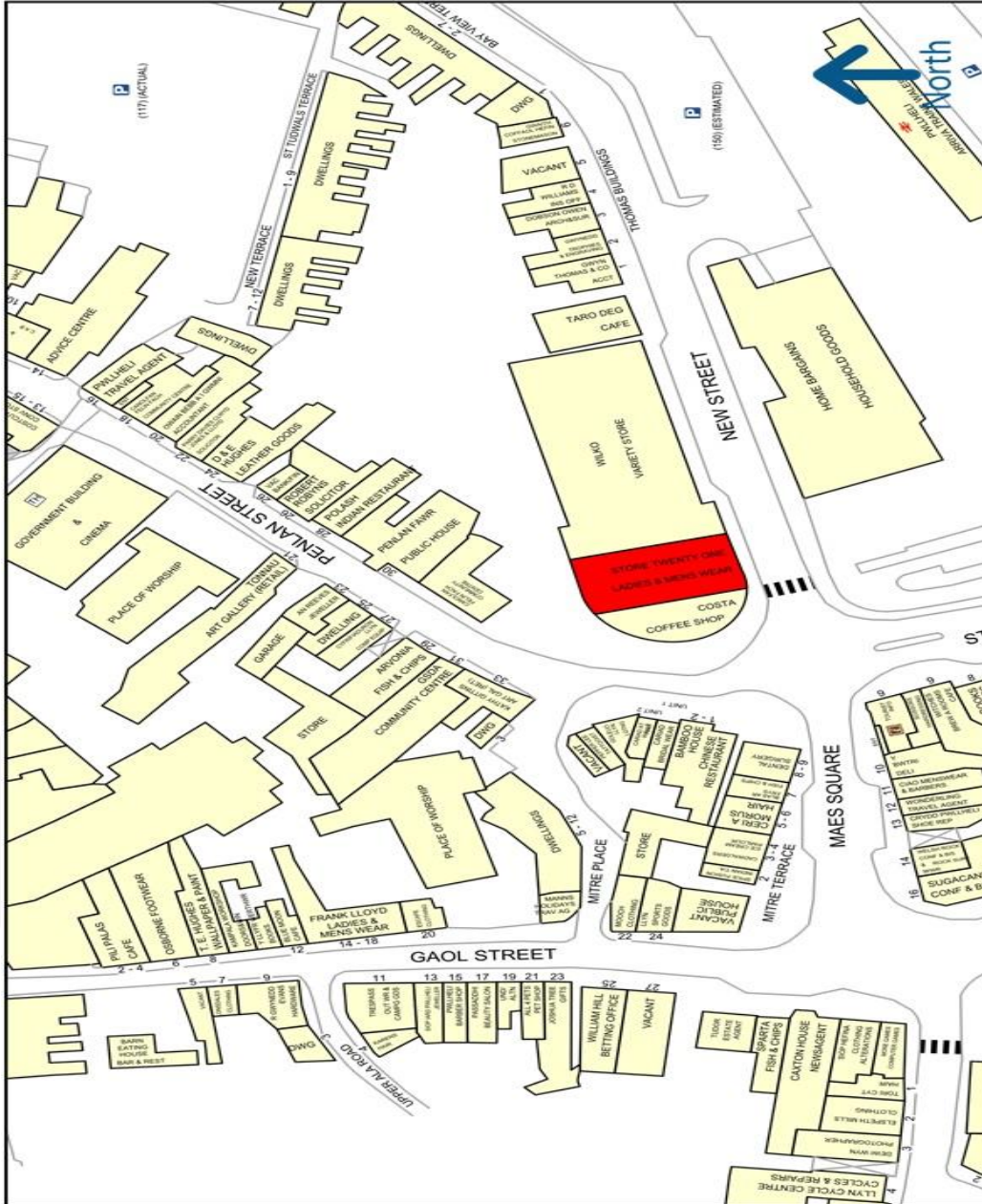
Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/let has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser/tenant once the terms have been agreed.

### Photographs and plans

Any photographs and plans attached to these particulars were correct at the time of production and are for reference, rather than fact.

### Viewing

Strictly by appointment through the agents, Llyr Emanuel of Emanuel Oliver on 0151 236 6725  
[llyr@emanueloliver.com](mailto:llyr@emanueloliver.com)



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