

# Retail and Leisure



## PWLLHELI - 25a Gaol Street

### PROMINENT RETAIL UNIT TO LET

#### LOCATION

The subject premises are located in the centre of Pwllheli, which is located 13 miles to the west of Porthmadog and is a busy coastal resort with a population of some 4,000 person that draws from a much wider catchment and swells during the holiday season.

The subject premises occupy a prominent position fronting Gaol Street, immediately adjacent to William Hill, whilst other occupiers in the immediate vicinity include **Trespas, Harveys Diner, Costa Coffee** and **Home Bargains**.

#### ACCOMMODATION/DESCRIPTION

The property comprises of a ground floor lock up shop with the following approximate areas and dimensions:-

Internal Width (max)	8.6 m	28' 3"
Ground Floor Sales (GIA)	152.4 sq m	1,640 sq ft

Please note, the property has not been measured by the agents and areas have been provided by a third party.

#### LEASE

The property is available by way of a new effectively Full Repairing and Insuring lease at a rent of £17,000 per annum.

#### ASSESSMENTS

Enquiries via the VOA website confirms the property is assessed as follows:-

Rateable Value-	£10,750
Rates Payable (18/19) -	£5,525.50

Small business rates may be available and interested parties are advised to make their own enquiries to Gwynedd County Council on 01766 771000.

#### SERVICE CHARGE

A service charge is payable to cover the landlord's apportioned running costs.

#### ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of D - 99. A copy of the certificate is available by request to the agents.

For more information, please contact:

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### LEGAL COSTS

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

### VAT

Prices, outgoing and rentals are exclusive of, but may be liable to, VAT.

### 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.



### SUBJECT TO CONTRACT

JJLW05112018

### VIEWING

Strictly by appointment through the joint agents Legat Owen or Eiddo Susan Jones Properties:

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