# **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 **Trespass**, **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:

James Lutton 01244 408 244 Sandy Ratcliffe 01244 408 240

jameslutton@legatowen.co.uk sandyratcliffe@legatowen.co.uk



# **LEGAL COSTS**

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

# **VAT**

Prices, outgoings 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**

JLJW05112018

# **VIEWING**

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

James Lutton: 01244 408 244 jameslutton@legatowen.co.uk Sandy Ratcliffe 01244 408 240

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