



TO LET

RETAIL UNITS



A497 PENAMSER ROAD • PORTHMADOG

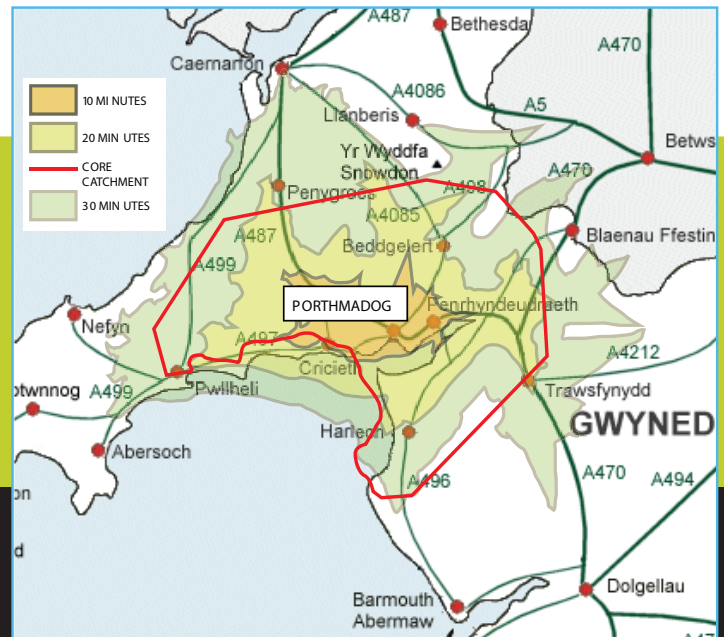
A DEVELOPMENT BY MORBAINE



LOCATION

Porthmadog is located on the edge of the Snowdonia National Park approximately 17 miles due south of Caernarfon, 12 miles east of Pwllheli and 6 miles north of Harlech, at the base of the Llyn Peninsula and within the County of Gwynedd. The site fronts the main A497 Penamser Road to Pwllheli and is within approximately 600m of Porthmadog High Street.

Porthmadog is close to the famous village of Port Merion which together with Snowdonia National Park attracts huge numbers of tourists to the area.



DEMOGRAPHICS

46,065 people live within 30 minutes drive of Porthmadog.

10 MINS
20 MINS
CORE CATCHMENT
30 MINS

2007
8,892
18,828
28,579
46,065



Satnav: LL49 9NZ

PROPOSALS

To comprise an open A1 (non-food) retail park plus an A3 pub/restaurant.

PLANNING

Planning Consent exists for open Class A1 non-food retail use subject to a minimum store size of 5,000 sq ft plus an A3 pub/restaurant.

LEGAL COSTS

Each party are to bear their own legal costs incurred in the preparation and completion of the lease.

VAT

Rent and outgoings will be subject to VAT at the standard rate prevailing.



FURTHER DETAILS

Plans and a detailed specification will be available on application from the sole agents Bolton Birch.
• Telephone Richard Bolton: 01244 311681 • Email: agents@boltonbirch.com

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