

Retail and Leisure



PWLLHELI - 68-70 High Street, LL53 5RR

PROMINENT RETAIL UNIT TO LET/FOR SALE

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 on the High Street, sitting close to **Barclays Bank**, whilst other occupiers in the immediate vicinity include **Rowlands Pharmacy**, **Tenovus** and **The Boathouse Pub**.

ACCOMMODATION/DESCRIPTION

The property comprises of a three storey building of ground floor sales, together with first and second floor ancillary accommodation with the following approximate areas and dimensions:-

Ground Floor Sales (GIA)	93.7 sq m	1,009 sq ft
First Floor	40.2 sq m	432 sq ft
Second Floor	42.6 sq m	459 sq ft

Subject to the necessary consents, there may be the opportunity to convert the upper floors into one or two dwellings.

LEASE

The property is available by way of a new effectively Full Repairing and Insuring lease at a rent of £12,000 per annum.

Alternatively, the property is for sale freehold at £120,000.

ASSESSMENTS

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

Rateable Value-	£10,250
Rates Payable (19/20) -	£5,391.50

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

ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of D, 91. A copy of the certificate is available by request to the agent.

For more information, please contact:

James Lutton

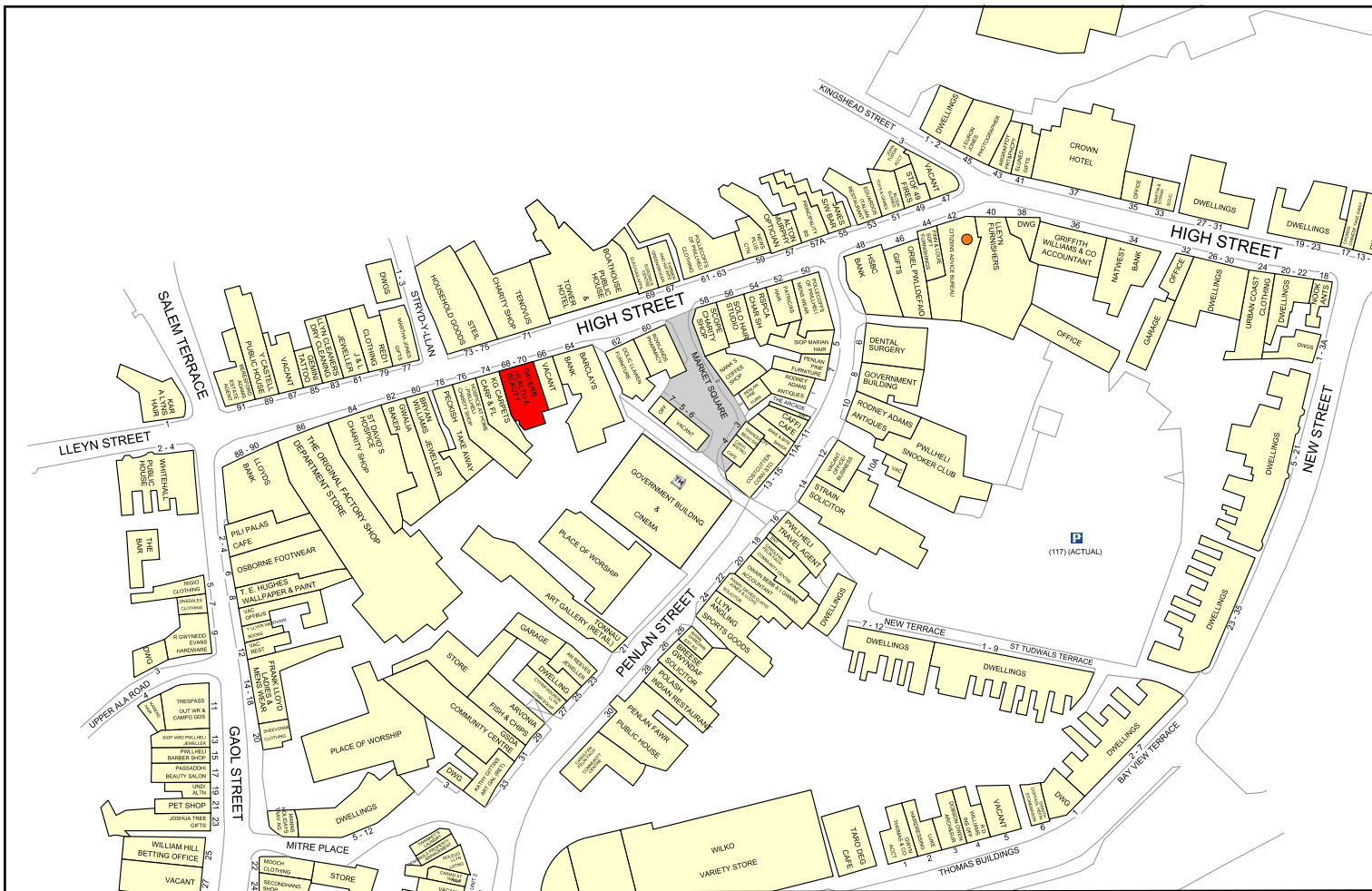
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LEGAL COSTS

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

ILJW18022019



VIEWING

Strictly by appointment through the joint agents:

James Lutton:
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