

# PORTHMADOG

**53 HIGH STREET**

**FOR SALE**

**INVESTMENT LET TO  
 COSTA AND RESIDENTIAL  
 APARTMENT**



## Location

Porthmadog is located on the edge of the Snowdonia National Park, approximately 17 miles south of Caernarfon and 12 miles east of Pwllheli. A busy and attractive tourist town close to a number of tourist attraction including the village of Portmeirion and the Snowdonia National Park.

The subject property is situated in a prominent trading position on High Street, adjacent to **Portmeirion Glass** and other retailers in the near vicinity include **Cadwaladers Ice Cream**, **The Original Factory Shop** and **The Edinburgh Woollen Mill**.

## Description/Accommodation

The ground floor is arranged as a shop unit and is occupied by Costa Coffee and the first and second floors are separately accessed and provide a 3 bedroom maisonette with pleasant views over the park at the front. The property has recently been subject to a comprehensive refurbishment.

Internal Width	7.8 m	25'5"
Shop Depth	16.7 m	54'7"
Ground Floor Sales	111.41 sq m	1,200 sq ft

The flat is arranged with lounge, front room, bathroom and split level kitchen/diner on first floor with 3 bedrooms on the second floor.

## Tenure

The property is held freehold.

## Tenancy

The ground floor is let to Costa Limited by way of a 10 year lease from 14 June 2013 at a rent of £26,500 per annum. There is a tenant only break at the end of the 6 year, subject to 6 months prior written notice, together with a 5 year upward only rent review in June 1018. The flat is currently let at £475 per month.

## Covenant

Costa Limited (Company No. 1270695) is the principal UK trading company of "Costa", the largest coffeehouse chain in the UK and the second largest in the world. In total there are approximately 1,900 Costa outlets spread across 28 countries, with the majority (approximately 1,300) being in the UK. Costa continues to expand on a global basis. Costa Limited is a wholly owned subsidiary of Whitbread plc, a multi-national hospitality business incorporating the Premier Inn, Costa, Beefeater and Brewers Fayre brands. Whitbread are a FTSE 100 listed company with a market cap in the region of £4,499m

## Price

£400,000.

**EPC**

An Energy Performance Certificate is in the course of being prepared and will be made available to interested parties.

**Photographs and plans**

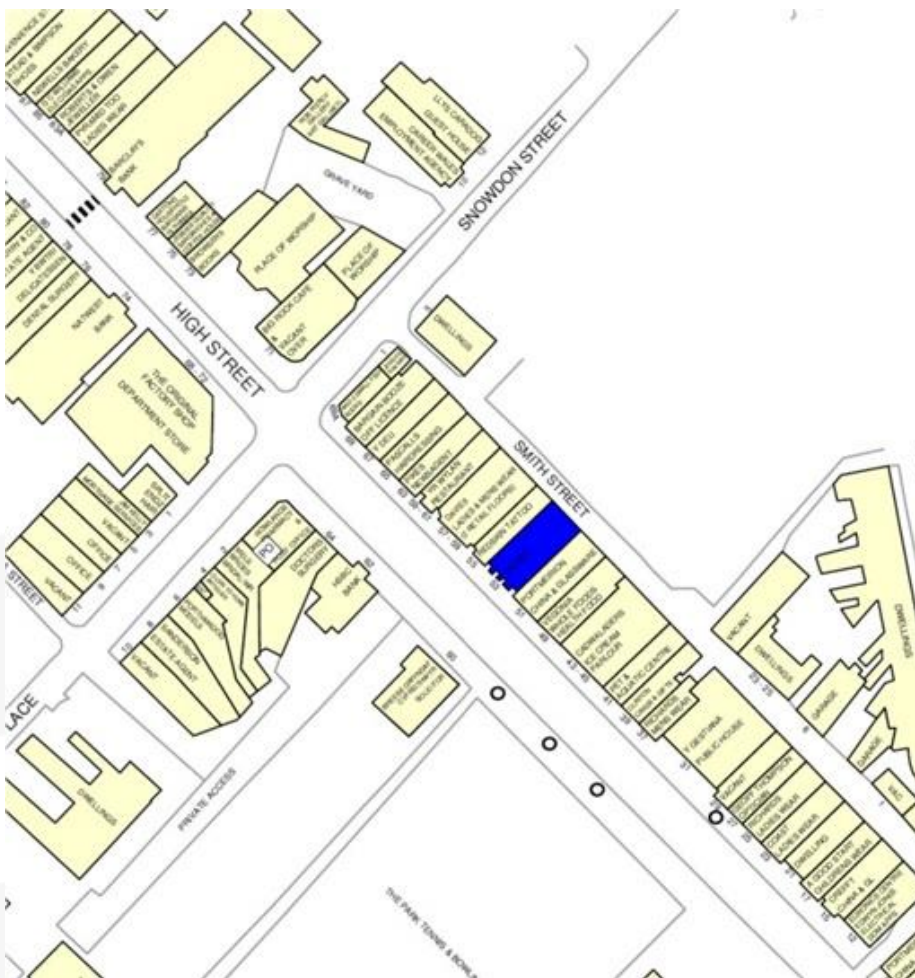
Any photographs and plans attached to these particulars were correct at the time of production and are for reference, rather than fact.

**Legal Costs**

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

**Further information**

For further information please contact Llyr Emanuel of Emanuel Oliver on 0151 236 6700, [llyr@emanueloliver.com](mailto:llyr@emanueloliver.com) or our joint agent Nick Golunski of Cooke & Arkwright on 02920 3463



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