

PORTHMADOG

144 HIGH STREET

RETAIL UNIT AVAILABLE BY WAY OF A NEW LEASE

Location

The property is located within Porthmadog town centre with nearby occupiers including **Kerfoots** Department Store, **St Davids Hospice**, **Beresford Adams** Estate Agents, **Barnardos**, **Rowlands** Chemist, **Job Centre** and numerous other independent retailers

Accommodation

Gross Frontage	24' 3"	7.39 m
Internal Width	17' 8"	5.40 m
Widening to	19' 11"	6.07 m
Shop Depth	154' 7"	47.12 m
Ground Floor	2,770 sq.ft.	257.4 sq.m.
First Floor	596 sq.ft.	51.6 sq.m.
Second Floor	442 sq.ft.	41.0 sq.m.

The landlords will consider letting the ground floor in isolation.

Lease/Rent

The property is available by way of a new full repairing and insuring lease at a rent of **£25,000 per annum exclusive**.

EPC

The Energy Performance asset rating is Band C64. A full copy of the EPC is available for inspection if required.



Business Rates

Enquiries to Gwynedd Council confirm the property is assessed as follows:-
Rateable Value **£17,750**

Interested parties are advised to make their own enquiries on 01766 771000.

Legal Costs

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


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.

Viewing

Strictly by appointment through Llyr Emanuel of Emanuel Oliver, 0151 236 6725, llyr@emanueloliver.com or our joint agents Calan Retail on 029 2037 3933.

MISREPRESENTATION ACT 1967 (Conditions under which particulars are issued.) Emanuel Oliver for themselves and the vendors/lessors of this property whose Agents they are given notice that these particulars do not constitute any part of an offer or contract, that all statements contained in these particulars as to this property are made without responsibility and are not to be relied on as statements or representatives of fact and that they do not make or give any representation or warranty whatsoever in relation to this property. Any intending purchaser/lessee must satisfy themselves by inspection or otherwise as to correctness of each of the statements contained in these particulars.



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