

PWLLHELI

UNIT 3 COLONNADE BUILDINGS NEW STREET

PRIME RETAIL UNIT AVAILABLE BY WAY OF A NEW LEASE



Location

Pwllheli is a popular seaside resort and is one of the principal market towns on the Llyn Peninsula in North Wales.

The subject property occupies a prime and prominent position, adjacent to **Costa Coffee** and **Wilkos** and opposite **Home Bargains** and Pwllheli Railway Station.

Accommodation

The property is arranged on ground and first floors and has the following net internal floor areas:

Ground Floor	3,171 sq ft	295 sq m
First Floor	1,644 sq ft	152.73 sq m

Lease/Rent

The property is available by way of a new full repairing and insuring lease, subject to 5 yearly upward only rent reviews at a rent of **£55,000** per annum exclusive.

EPC

The rating for this property is B40.

Business Rates

Verbal enquiries to Gwynedd Council confirm the property is assessed as follows:

Rateable Value £36,750

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

Legal Costs

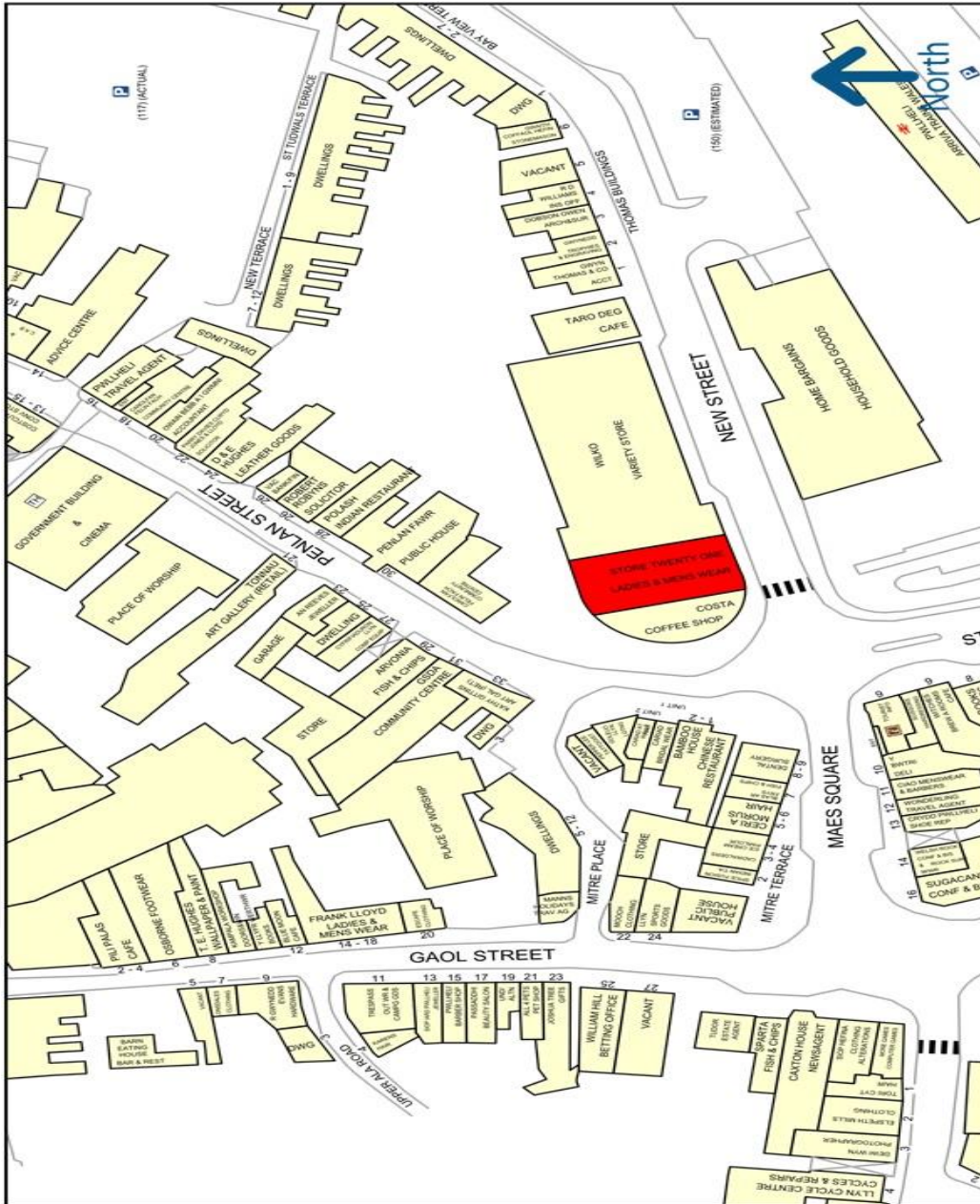
Each party will be responsible for their own legal costs incurred in the transaction.

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 the agents, Llyr Emanuel of Emanuel Oliver on 0151 236 6725
llyr@emanueloliver.com



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