

# PWLLHELI

**UNIT 4  
COLONNADE BUILDINGS  
NEW STREET  
LL53 5HH**

**LARGE FULLY FITTED  
RETAIL UNIT AVAILABLE  
BY WAY OF A NEW LEASE**

SUBJECT TO VACANT POSSESSION

## 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 **Peacocks** and opposite **Home Bargains** and Pwllheli Railway Station.

## Accommodation

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

|              |             |            |
|--------------|-------------|------------|
| Ground Floor | 9,775 sq ft | 908.1 sq m |
| First Floor  | 4,742 sq ft | 440.5 sq m |

## Lease/Rent

The property is available by way of a new full repairing and insuring lease at a rent of **£125,000** per annum exclusive.

## EPC

The Energy Performance asset rating is Band B, 27.



## Business Rates

Ratable Value of £122,000.

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.

## Agents Note

Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/let has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser/tenant once the terms have been agreed.

## 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 07795 348079  
[llyr@emanueloliver.com](mailto:llyr@emanueloliver.com)

