

# 2 & 4 POOL STREET, CAERNARFON GWYNEDD, LL55 2AB



## FOR SALE

- Retail Investment for Sale
- Prime retail pitch

### Chester

BA Commercial, 2 Friarsgate,  
Grosvenor St, Chester, CH1 1XG

T 01244 351212

E [enquiries@bacommercial.com](mailto:enquiries@bacommercial.com)

### North Wales

BA Commercial, Hanover House,  
The Roe, St Asaph, LL17 0LT

T 01745 330077

W [www.bacommercial.com](http://www.bacommercial.com)



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## LOCATION

The shops are located in a prime location in the heart of Caernarfon on the prime retail pitch of Pool Street. The properties are surrounded by multiple retailers including Boots, WHSmith and KFC.

## DESCRIPTION

The shops both have ground floor sales and upper floor offices/stores.

## ACCOMMODATION/AREAS

The properties have the following approximate areas.

|                  | Sq M   | Sq Ft  |
|------------------|--------|--------|
| 4 Pool Street    |        |        |
| GF Sales         | 26     | 279.86 |
| GF Storage       | 5 sq   | 53.82  |
| FF Staff Room    | 19.12  | 205.81 |
| SF Storage       | 52.93  | 569.73 |
| Basement Storage | 32.04  | 344.88 |
| 2 Pool Street    |        |        |
| GF Sales         | 197.47 | 2,126  |
| FF Storage       | 25.21  | 271    |

## PRICE

£450,000

## LEASE

The shops are let on the following terms:-

2 Pool St: BetFred for 15 years from 29/04/13 subject to 5 yearly upward only reviews at a rent of £30,000 pa. No breaks.

4 Pool St: Webbers Amusements for 10 years from 01/09/17 subject to an upward only review at the 5th year and a tenant only break after 5 years at a rent of £15,000 pa.

## RATES

Enquiries to the local authority indicate the properties have the following rateable values:

2 Pool St - £16,250

4 Pool St - £11,000

## EPC

An EPC has been commissioned and is available upon request

## VAT

2 Pool St is not registered for VAT. 4 Pool St is registered for VAT. Further details on request

## LEGAL COSTS

Each party is responsible for payment of their own legal costs incurred in documenting this 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.

## PLANS/PHOTOGRAPHS

Any plans or photographs forming part of these particulars were correct at the time of preparation and it is expressly stated that these are for reference, rather than fact.

## VIEWING

Strictly by appointment through the sole agents BA Commercial, Chester 01244 351212. Ref: DTFW 25/09/18

Email: [dan.wild@bacommercial.com](mailto:dan.wild@bacommercial.com)

**SUBJECT TO CONTRACT**

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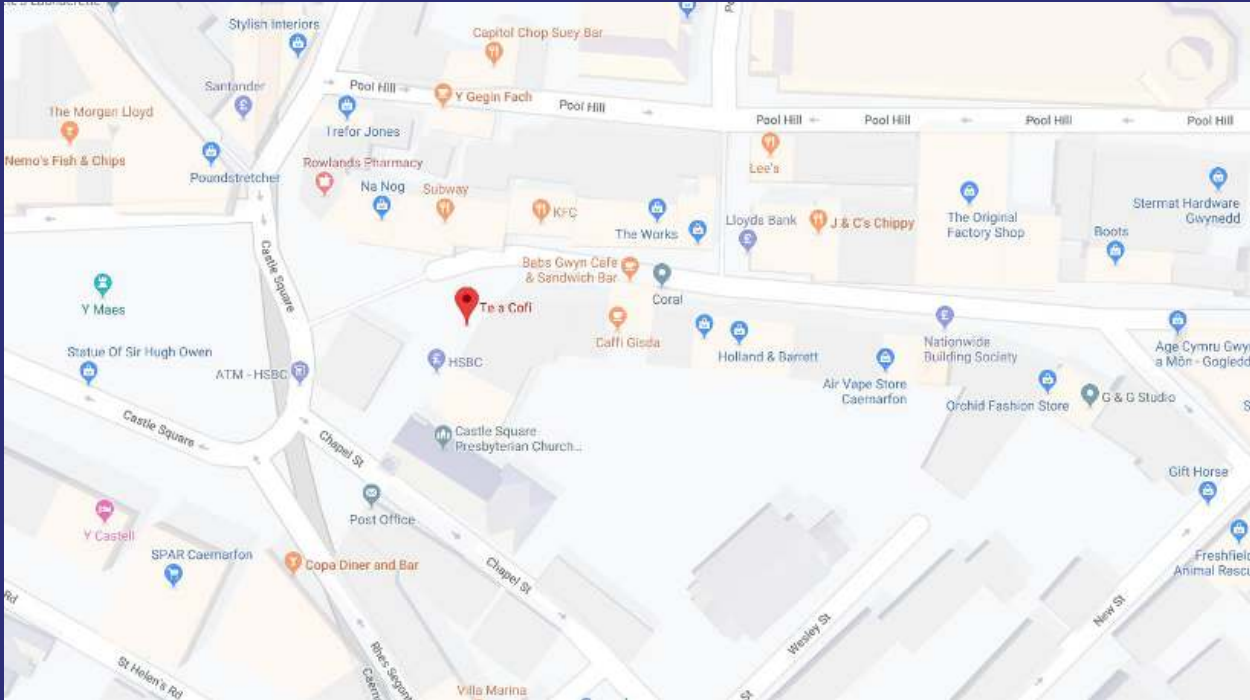
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