

Lot 46

Vacant Possession

26 Pool Street, Caernarfon, Gwynedd LL55 2AB

Freehold Retail Opportunity



Key Details

- Located in the heart of the town centre
- The property may benefit from residential conversion (subject to consents)
- Neighbouring occupiers include Nationwide, Savers Health & Beauty, Boots Pharmacy, Lloyds Bank, Subway and HSBC.

Location

Miles: 7 miles south-west of Bangor,
24 miles south-west of Colwyn Bay
Roads: A487, A4086
Air: Liverpool John Lennon Airport

Situation

Caernarfon is an historic Royal town on the eastern shore of the Menai Strait, famous for its breathtaking castle. The property is prominently situated on the south side of Pool Street, which connects to castle square, in the heart of the town centre. Neighbouring occupiers include Nationwide, Savers Health & Beauty, Boots Pharmacy, Lloyds Bank, Subway and HSBC.

Description

The property comprises ground floor retail accommodation with first and second floor ancillary accommodation. The property may benefit from residential conversion (subject to consents).

Tenure

Freehold.

VAT

VAT is not applicable to this lot.

Six Week Completion

Energy Performance Certificate

Band C. See legal pack.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Tenant
Ground	Retail	80.95 sq m	(871 sq ft)	VACANT
First	Ancillary	32.33 sq m	(348 sq ft)	POSSESSION
Second	Ancillary	27.89 sq m	(300 sq ft)	
Total		141.17 sq m	(1,519 sq ft)	



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