

Lot 37

£45,000 Per Annum
Exclusive

2 & 4 Pool Street, Caernarfon, Gwynedd LL55 2AB Freehold Retail Investment



Key Details

- Let to Done Brothers (Cash Betting) Limited until 2028 and Webbers Amusements until 2027
- Located in the heart of the town centre
- 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 includes two self contained retail units. Unit 2 comprises ground floor retail accommodation and first floor ancillary accommodation. Unit 4 comprises ground floor retail accommodation with first and second floor ancillary accommodation and basement storage.

Tenure

Freehold.

VAT

VAT is not applicable to No 2 Pool Street, but VAT is applicable to No 4 Pool Street

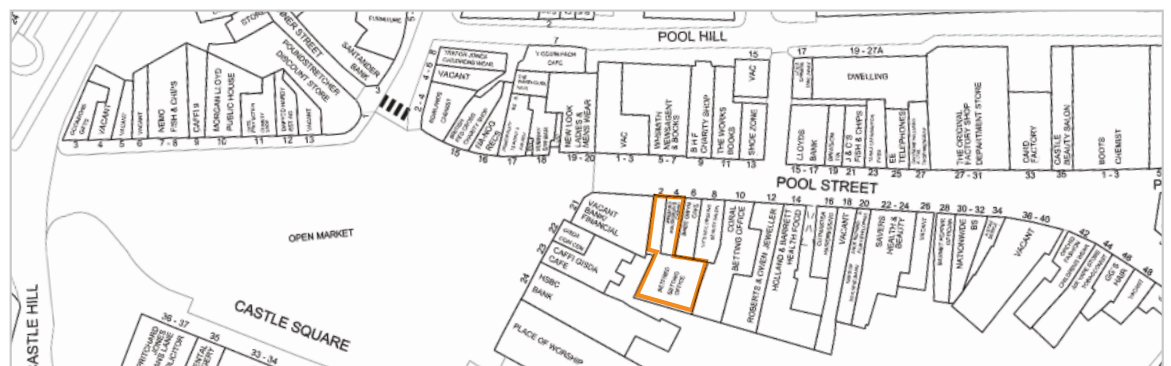
Energy Performance Certificate

See legal pack.

Tenancy and accommodation

Unit	Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Review/ (Reversion)
Unit 2	Ground	Retail	202.06 sq m	(2,175 sq ft)	DONE BROTHERS (CASH BETTING) LIMITED t/a Betfred (1)	15 years from 29/04/2013	£30,000	29/04/2023 (28/04/2028)
	First	Ancillary	23.50 sq m	(253 sq ft)				
Unit 4	Ground	Retail	39.02 sq m	(420 sq ft)	WEBBERS LEISURE LIMITED	10 years from 11/10/2017 (2)	£15,000	11/10/2022 (11/10/2027)
	First	Ancillary	28.77 sq m	(309 sq ft)				
	Second	Ancillary	52.93 sq m	(570 sq ft)				
Total			346.28 sq m	(3,727 sq ft)			£45,000	

- (1) For the year ending 29th September 2019, Done Brothers (Cash Betting) Limited reported a turnover of £388,347,000, a pre-tax profit of £59,304,000 and shareholders funds of £28,926,000 (Source: NorthRow 22/02/2021). Established in 1967, as of July 2017, Betfred operates over 1,650 shops throughout the United Kingdom after the purchase of 322 shops due to the merger between fellow bookmakers Ladbrokes and Coral in October 2016 (Source: www.betfred.com/about 22/02/2021).
- (2) As to Unit 4, the lease provides for a tenant option to determine the lease on 10/10/2022 upon serving 6 months written notice.



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