



DAFYDD HARDY

PRYNU • GWERTHU • GOSOD BUY • SELL • LET

COMMERCIAL
MASNACHOL

CAERNARFON

1-3 Bangor Street, Caernarfon, Gwynedd, LL55 1AT

RENT £12,000 Per Annum



- Sizeable 4 storey property
- Recent change of use to A3 with license
- Formerly offices A2
- Town centre location
- Partially renovated
- Contents available by separate negotiation

Viewing / Enquiry
01286 676760 / 01248 711999



dafyddhardy.co.uk





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ACCOMMODATION

The premises provide the following approximate dimensions:-

ACCOMMODATION		
Basement	426 ft ²	39.5 m ²
Ground Floor	457 ft ²	42.4 m ²
First Floor	523 ft ²	48.5 m ²
Second Floor	517 ft ²	48.1 m ²

TENURE

Leasehold.

RATES

We understand from our enquiries of the VOA website that the premises are assessed for Rates as follows:-

Rateable Value	£ 7,500
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Dafydd Hardy gives no warranty that the values supplied, or the sums of money expressed as being payable are accurate and the assignee should make their own enquires with the Local Rating Authority to confirm the figures quoted are correct.

LEGAL COSTS

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

VAT

Prices, outgoing and rentals are exclusive of, but may be liable to, VAT.

MONEY LAUNDERING REGULATIONS

We are obliged to verify the identity of any proposed purchasers/tenants once a sale/let has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering. This is a legal requirement.

EPC

Band C. A full copy of the report is available from the selling agents or: <https://www.ndepcregister.com/>

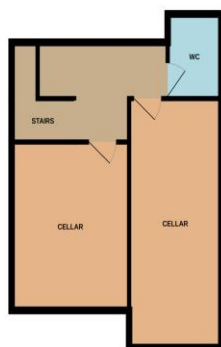
Contact: Commercial Department

Tel: 01248 711 999 / 01286 677 774

Email: commercial@dafyddhardy.co.uk

SUBJECT TO CONTRACT

BASEMENT
426 sq ft. (39.5 sq.m.) approx.

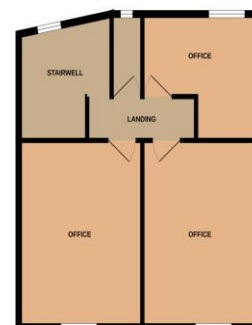


GROUND FLOOR
457 sq ft. (42.4 sq.m.) approx.



1ST FLOOR
523 sq ft. (48.5 sq.m.) approx.

2ND FLOOR
517 sq ft. (48.1 sq.m.) approx.



TOTAL FLOOR AREA: 1923 sq.ft. (178.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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156 High Street, Bangor, Gwynedd LL57 1NU | commercial@dafyddhardy.co.uk | 01286 676760

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