



DAFYDD HARDY

PRYNU · GWERTHU · GOSOD BUY · SELL · LET

COMMERCIAL MASNACHOL

CASTLE CHAMBERS

2A Bridge Street, Caernarfon LL55 1AB

To Let: £6,500 pa



Viewing / Enquiries 01286 676760 / 01286 677774

- First and Second Floor Office Suite
- Approximately 1000 sq ft
- 6 Offices, Kitchen and WC Facilities
- Prestigious Town Centre Location Overlooking Caernarfon Castle
- Attractive Grade II Listed Building
- Landlord Will Carry Out Improvements/Decoration in Conjunction With Ingoing Tenant



dafyddhardy.co.uk





ACCOMMODATION

The premises provide the following approximate areas/dimensions:-

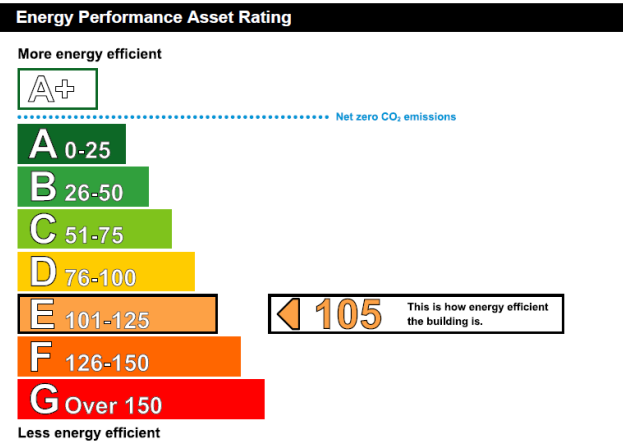
ACCOMMODATION	METRIC	IMPERIAL
Office 1	24.23 m ²	260 ft ²
Office 2	10.1 m ²	108 ft ²
Office 3	24.4 m ²	263 ft ²
Office 4	23.65 m ²	254 ft ²
Office 5	9.64 m ²	103 ft ²
Office 6	14.32 m ²	154 ft ²
Kitchen		
Bathroom	3.16 m ²	2.02ft ²

TENURE

Leasehold, full terms to be negotiated..

RENTAL

£6,500 Per Annum



RATES

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

Rateable Value	£5,000
Rates Payable	N/A

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, outgoings 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

EPC Rating- E. A full copy of the report is available from the selling agents or:

<https://www.ndepcregister.com/>

Contact: Sarah Morton

Tel: 01286 676760 / 07879 554 684

Email: commercial@dafyddhardy.co.uk

SUBJECT TO CONTRACT

12 Y Maes, Caernarfon, Gwynedd LL55 2NF | commercial@dafyddhardy.co.uk | 01286 676760

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