



DAFYDD HARDY
COMMERCIAL • MASNACHOL

Llanberis

59 High Street LL55 4HA

To Rent: £500 p.c.m. plus V.A.T.



Location

The large village settlement of Llanberis lies at the foot of Mount Snowdon. Llanberis is an important tourist and mountain sport location in North West Wales and the village is a noted base for walking and climbing.

Description

An opportunity to acquire the lease of this retail unit occupying a prime trading position in the popular and busy tourist village at the foot of Snowdon. With 50 ft of frontage to the High Street, this commercial unit is presently set up as a Beauty Salon but is considered suitable for a number of uses, subject to any necessary change of use consents. The premises comprises of Reception Area, Office, WC, and three good sized rooms with High Street frontage.



Accommodation

The premises provide the following approximate areas/dimensions:-

Accommodation	Metric	Imperial
Reception Office	11	118
Room 1	47	505
Room 2	51	548
Room 3	38	409
Overall	147 m²	1580 ft²

Lease

The premises are available by way of a new lease, term to be negotiated (subject to status).

Rent

The current passing rent is £500.00 p.c.m. plus VAT, exclusive of rates and other outgoings.

Rates

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

Rateable Value (2010)	£5,100
Rates Payable 2011/12	£2,182.80

Interested parties to make their own enquiries as to any rate relief that may be applicable.

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 enquiries with the Local Rating Authority to confirm the figures quoted are correct.

E. P.C.

A copy of the Non Domestic Energy Performance Certificate is available from the agents upon request.

Legal Costs

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

Services

Mains water, gas, electricity and drainage. Gas fired central heating.

VAT

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

Viewing

All arrangements to view the premises are strictly by prior arrangement with Dafydd Hardy.

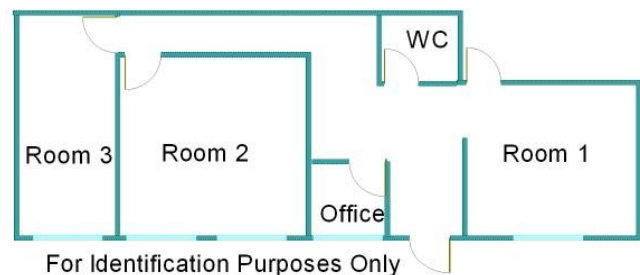
Subject to Contract

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Subject to Contract