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WIGNALL
BROWNLOW

CHARTERED SURVEYORS

FOR SALE

**RETAIL INVESTMENT
PRODUCING £23,750 PER ANNUM**



**14 CASTLE SQUARE
CAERNARFON
GWYNEDD
LL55 2NF**

334 Deansgate, Manchester M3 4LY
www.wignallbrownlow.co.uk

0161 839 6409

Location and Description

The property forms part of Paternoster Buildings, a Grade II listed building, constructed in the late 1800's, providing retail sales at ground and first floor levels, with storage and ancillary accommodation to the second floor, attic and basement levels.

The property is of traditional rendered brick and stone construction, beneath a pitched slate covered roof, supported on exposed timber roof trusses. Windows are timber sash units and the property has a semi-circular glazed shopfront. Constructed over five floors of concrete and suspended timber construction, each level is linked by a staircase and the basement, ground and two upper floors are served by a lift.

Situated in close proximity to Caernarfon Castle, fronting Castle Square, the property occupies a prominent position on the edge of the prime retail core, in Caernarfon town centre.

Caernarfon is the County Town of Gwynedd, situated approximately 9 miles west of Bangor and 20 miles south of Holyhead. The A55 is located approximately 7 miles to the east via the A487, providing access to the North Wales coastal area and England to the east.

Accommodation

Description	Sq M	Sq Ft
Ground Floor		
Sales & Ancillary	173.54	1,868
First Floor		
Sales & Ancillary	172.89	1,861
Second Floor		
Storage & Ancillary	149.57	1,610
Attic		
Storage & Ancillary	147.62	1,589
Basement		
Storage & Ancillary	138.42	1,490
TOTAL	782.04	8,418

Tenancies

The premises are let in their entirety to Poundstretcher Properties Limited, guaranteed by Brown & Jackson plc for a term of 25 years commencing on the 30th January 1998 on FRI terms at a passing rental of £23,750 per annum, exclusive, subject to upward only rent review on every fifth anniversary of the commencement of the term.

The tenant has an option to determine upon the expiry of the 20th year of the term, subject to giving six months prior written notice.

Tenure

Freehold.

Rating

The premises are assessed as "Shop & Premises" at a rateable value of £17,750.

The current Uniform Business Rate is 43.3 pence in the pound.

Terms

Offers are invited for the benefit of the Freehold interest.

VAT

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

Viewing

Strictly by appointment with Wignall Brownlow. Contact Jonathan Brownlow on 0161 839 6409 or via email to jdb@wignallbrownlow.co.uk.



SUBJECT TO CONTRACT
DATE OF PUBLICATION - SEPTEMBER 2011

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