



SITUATION

Located in a prominent trading position in the heart of the town centre, opposite **Superdrug** and amongst other such multiples as **Boots, Lloyds Bank, Holland & Barrett, Shoe Zone, WH Smith, New Look, Card Factory** and **Nationwide**. The famous **Caernarfon Castle** is only a few minutes walk away.

Caernarfon is a popular tourist resort on the North Wales coast where in 1284 the first English Prince of Wales was born.

PROPERTY

A mid terrace building comprising a **Ground Floor Shop** with separate rear access to a **Basement** and a **Self-Contained Flat** on the first, second and attic floors.



VAT is applicable to this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop & Basement	Ground Floor Shop Gross Frontage 16'6" Internal Width 13'9" Shop & Built Depth 34'11" Basement 2 Rooms Area Approx. 200 sq ft WC	Oasis Communication Services Ltd (mobile phone retailer t/a Get-connected with 63 branches. T/O for Y/E 31/03/15 £17m, Pre-Tax Profit £1.1m and Shareholders' Funds £2.2m. Visit www.get-connected.com)	5 years from 24th June 2016 (Renewal of a previous lease)	£8,000	IRI plus shop front

First, Second and Attic Floor Flat Not inspected – 3 Bedrooms, Living Room, Kitchen, Bathroom/WC

VACANT

TOTAL £8,000 plus Vacant Flat

VENDOR'S SOLICITORS
Hamilton Downing Quinn LLP - Tel: 020 7831 8939
Ref: Mrs Nili Newman - Email: nilin@hamd.co.uk

The Surveyors dealing with this property are **JONATHAN ROSS** and **STEVEN GROSSMAN**

* Refer to Point 9 in the 'Notice to all Bidders' page

FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE
The successful Buyer will be liable to pay the Auctioneers an administration fee of £500 (including VAT) upon exchange of contracts