



**SITUATION**

Located in a prominent trading position in the heart of the town centre, opposite **Savers** 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	<b>Ground Floor Shop</b> Gross Frontage 16'6" Internal Width 13'9" Shop & Built Depth 34'11" <b>Basement</b> 2 Rooms Area Approx. 200 sq ft WC	<b>Oasis Communication Services Ltd (mobile phone retailer t/a Get-connected with 55 branches. T/O for Y/E 31/03/16 £16.2m, Pre-Tax Profit £1.1m and Shareholders' Funds £3m. Visit www.get-connected.com)</b>	5 years from 24th June 2016 <b>(Renewal of a previous lease)</b>	£8,000	IRI plus shop front.
First, Second and Attic Floor Flat	Not inspected.	<b>Individual</b>	125 years from 29th September 2017	£100	FRI
<b>TOTAL</b>				<b>£8,100</b>	

**£8,100 per annum**

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

\* Refer to Points 9 & 10 in the 'Notice to all Bidders' page.

**VENDOR'S SOLICITORS**  
Hamilton Downing Quinn LLP – Tel: 020 7831 8939  
Ref: A. Taylor – Email: alant@hamd.co.uk

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