



DAFYDD HARDY

PRYNU · GWERTHU · GOSOD BUY · SELL · LET

COMMERCIAL MASNACHOL

CAERNARFON

Jakes, 9-11 Hole In The Wall Street, Caernarfon, LL55 1RF

Business For Sale: £25,000



Hole In The Wall Street

- Thriving Ground Floor Bistro Restaurant
- Pedestrianised location within the castle walls
- Ancillary Accommodation to upper floors - would suit owners' accommodation subject to planning consent.
- Established and successful business available due to owners retirement
- Lunchtime and Evening Trade With Potential for Extended Opening Hours
- Viewing is considered essential to fully appreciate the potential and location.

Viewing / Enquiry
01286 676760 / 01286 676760



dafyddhardy.co.uk





ACCOMMODATION

The premises provide the following approximate areas/dimensions:-

ACCOMMODATION	METRIC	IMPERIAL
Restaurant	24.92 m ²	268 ft ²
Kitchen	12.6 m ²	135 ft ²
First Floor		
Room 1	13.33 m ²	143 ft ²
Room 2	14.04 m ²	151 ft ²
Second Floor		
Room 3	8.81 m ²	94 ft ²
Room 4	9.68 m ²	104 ft ²
Kitchenette	2.79 m ²	30 ft ²
Overall	86.17 m ²	925 ft ²

TENURE

Leasehold. The premises are available by way of assignment of the current lease. Subject to Status.

RENT

The current passing rent is £6552 pa

RATES

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

Rateable Value	£2,950
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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

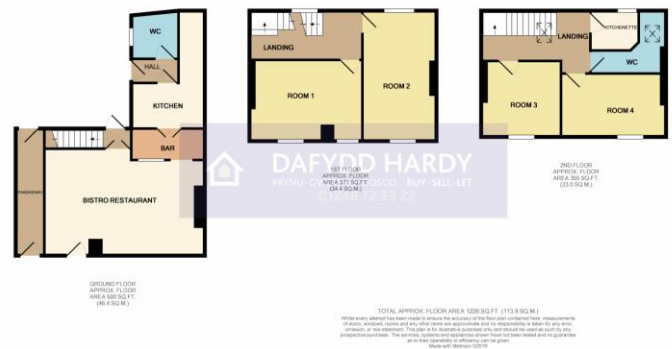
EPC Rating **TBC.** A full copy of the report is available from the selling agents or:
<https://www.ndepcregister.com/>

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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