



6 WEEK COMPLETION

SITUATION

Located in a prominent trading position, adjacent to **KFC** and **British Heart Foundation** and amongst such multiple traders as **Clinton Cards, Lloyds Bank, Boots, New Look** and many others just a short distance from Caernarfon Castle.

Caernarfon is a popular tourist resort on the North Wales coast with good road access via the A487 which links to the A55.

PROPERTY

Comprising a **Ground Floor Shop** with **Basement** plus separate internal access to **Ancillary / Staff Accommodation** above. The property benefits from a Goods Lift and rear vehicular access via Pool Hill.

ACCOMMODATION

Ground Floor Shop

Gross Frontage 22'2"
Internal Width 22'4" widening to 48'2"
Built Depth 62'3"

Basement Area Approx 870 sq ft
First Floor Area Approx 470 sq ft
2 WCs

VAT is NOT payable in respect of this Lot

£27,500 per annum

The Surveyors dealing with this property are **MATTHEW BERGER** and **NICHOLAS BORD**

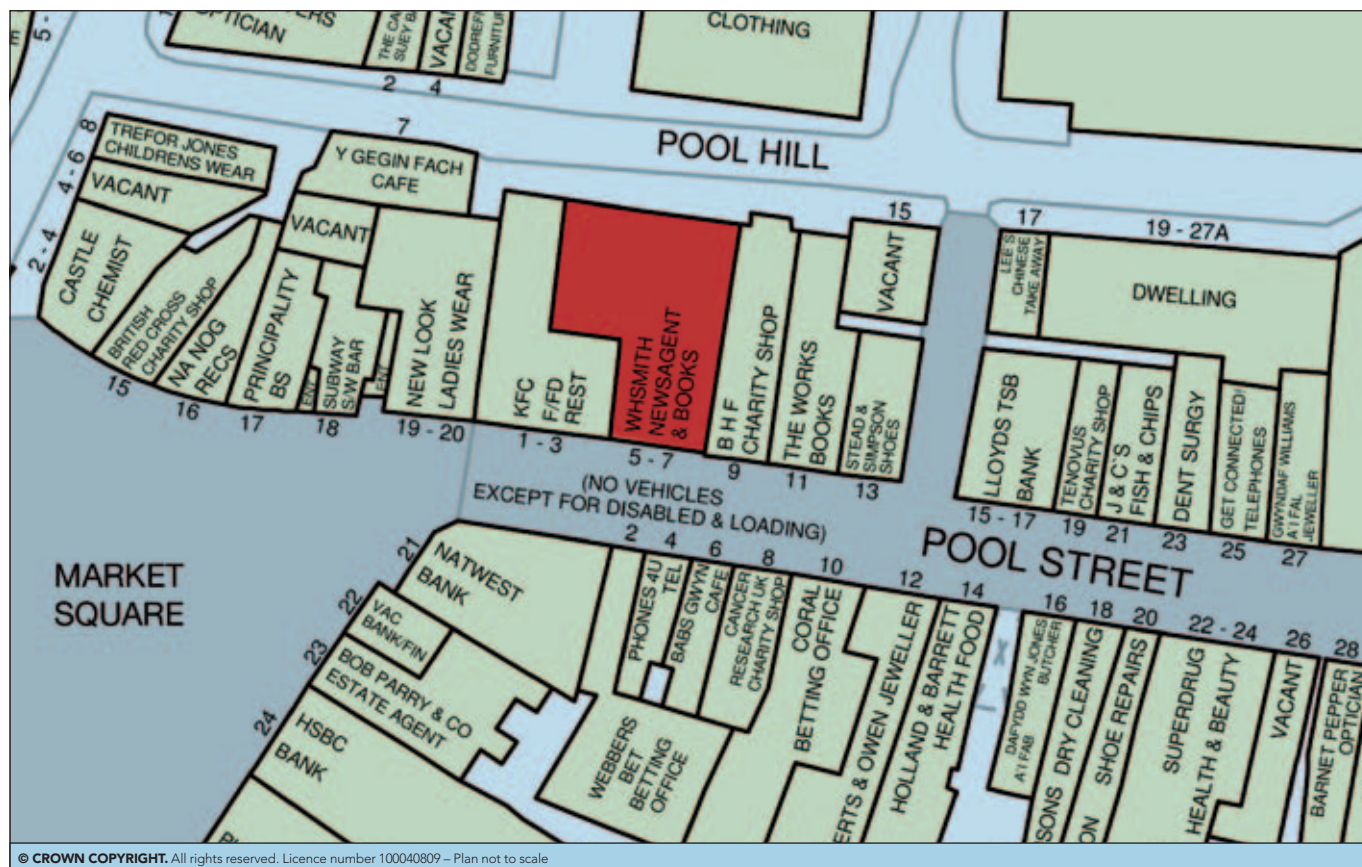
FREEHOLD

TENANCY

The entire property is let on a full repairing and insuring lease to **WH Smith Retail Holdings Limited (having 1,040 branches)** (T/O for Y/E 31/08/12 £172m, Pre-Tax Loss £18.4m and Net Worth £419m – Holding Company **WH Smith plc** who for Y/E 31/8/12 reported T/O £1.24bn, Pre-Tax Profit £102m & Net Worth £95m) for a term of 10 years from 25th December 2010 (**see Note**) at a current rent of **£27,500 per annum** exclusive.

Note: The lesses have been in occupation for over 40 years.





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VENDOR'S SOLICITORS

Bude Nathan Iwanier - Tel: 020 8458 5656
Ref: B. Dubiner Esq - Email: bd@bnilaw.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