



# Tom Parry

68, High Street, Porthmadog, LL49 9AD

£20,000 PER ANNUM

## 68 High Street, Porthmadog, LL49 9AD

Jointly with BA Commercial, Tom Parry & Co are delighted to offer to let this prominent High Street property located in the popular Harbour Town of Porthmadog.

The property occupies a corner position with frontage onto the High Street and to Bank Place and comprises an open plan retail unit benefitting from good foot fall and strong passing trade along the town's main thoroughfare.

The property also benefits from basement storage and rear access service lane.

**Our Ref: P1589**

### ACCOMMODATION

The property has been measured in accordance with the RICS Code of Measuring Practice as follows:

Ground floor retail accommodation measuring 405.53sqm or 1,136sqft.

### RENTAL

The ground floor commercial space is available at £20,000 per annum exclusive.

### RENTAL DEPOSIT

A rental deposit may be required, dependant on credit check.

### SERVICE CHARGE

The incoming tenant will contribute to the estate/common areas via the service charge.

### INSURANCE

The Landlord is to insure the premises against standard landlord risks and the tenant is to fully reimburse the premium.

### LEASE

The property is available on an equivalent Fully Repairing and Insuring lease, for a term to be agreed.

### RATES

The VOA website confirms the property has a Rateable Value of £20,000.

Interested parties are advised to contact the Local Rating Authority - Gwynedd County Council.

### SERVICES

All mains services are understood to be available or connected to the property subject to statutory regulations.

### VAT

All prices are quoted exclusive of but may be liable to Value Added Tax

### EPC

The Energy Performance Certificate is being prepared and will be available on this listing once complete.

### LEGAL COSTS

The Tenant will contribute to the Landlord's legal costs associated with the drafting and completion of the lease.

### ANTI MONEY LAUNDERING

Under the Criminal Finances Act 2017 and HMRC & RICS Regulations, Tom Parry & Co are obliged to undertake AML due diligence for both our clients and purchasers/tenants involved in any transaction. We will therefore be required to obtain personal, detailed financial and corporate information before any transaction can conclude.

### PLANS/PHOTOGRAPHS

Any plans or photographs forming part of these particulars were correct at the time of preparation and it's expressly state that these are for reference, rather than fact.

### CODE FOR LEASING BUSINESS PREMISES

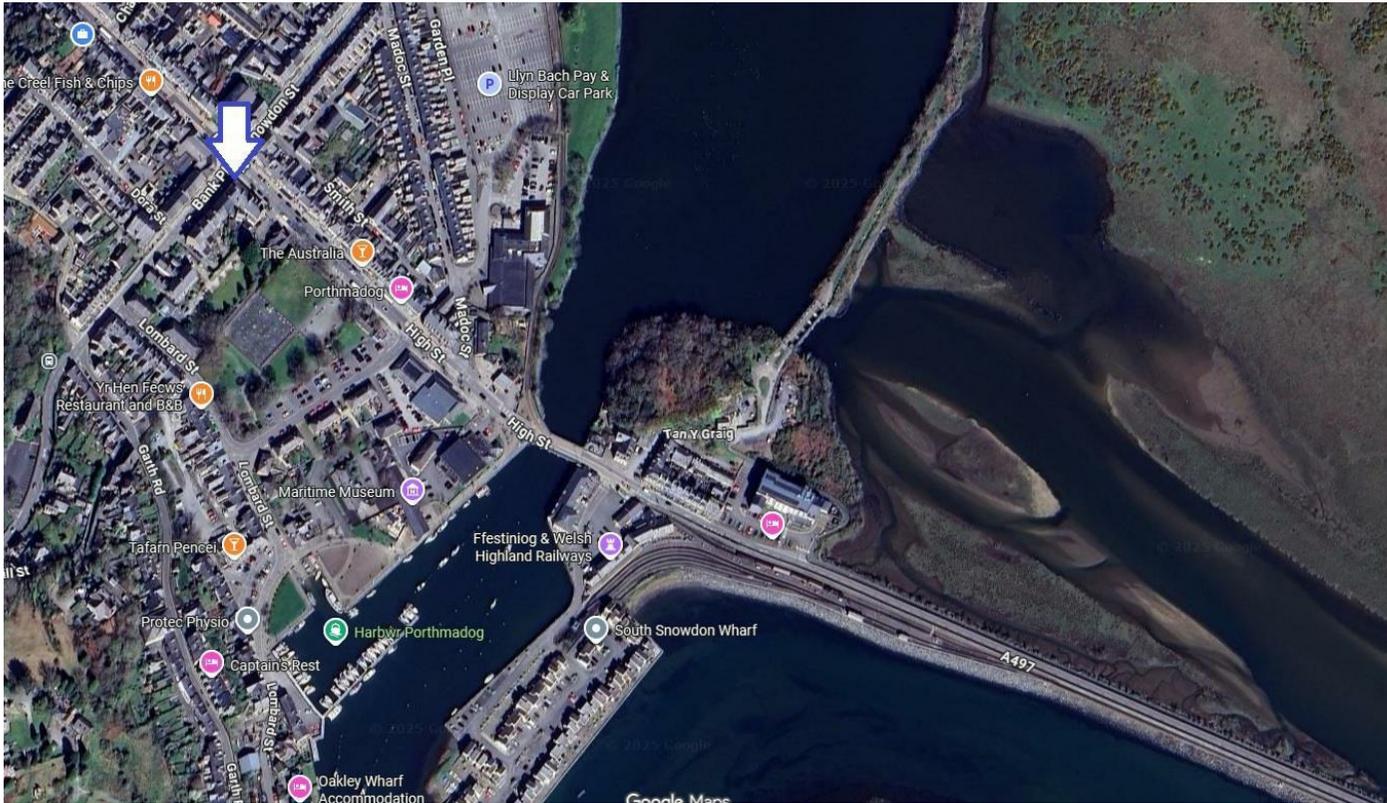
The attention of Landlord's and prospective tenant's is drawn to the 'RICS Code for Leasing Business Premises' which came into effect 1st September 2020. The full RICS Professional Statement is available on the BA Commercial Website.

### VIEWING

Viewing strictly by appointment through either agent.

### LOCATION

The property occupies a prime corner position on the High Street in Porthmadog, Gwynedd, at a busy junction close to local amenities, independent shops, cafés, and national retailers. Porthmadog is a vibrant harbour town serving as the gateway to Snowdonia National Park, attracting both tourists and a strong local catchment. The property benefits from excellent visibility to both pedestrian and vehicle traffic, with nearby public car parking and transport links.



- **Prime retail property available to let**
- **105.53msq / 1,136sq ft**
- **High Street and Bank Place Frontages**
- **Centre of town**
- **Fantastic footfall**
- **Basement storage and service access at rear**

# Tom Parry

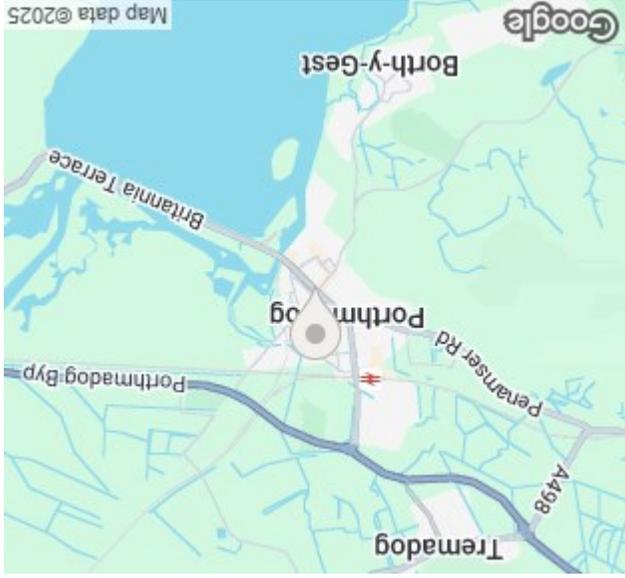
01766 512505  
tomparry.co.uk



THESE PARTICULARS ARE THOUGHT TO BE MATERIALLY CORRECT THOUGH THEIR ACCURACY IS NOT GUARANTEED AND THEY DO NOT FORM PART OF ANY CONTRACT.

NOTE: The Agents have not tested any electrical installations, central heating system or other appliances and services referred to in these particulars and no warranty is given as to their working ability.

EPC Awaited



Floor plan Awaited