

**Former Celtica Shop  
Block A, Doc Victoria, Caernarfon  
RETAIL/OFFICE/LEISURE  
TO LET**

**WILD**

COMMERCIAL PROPERTY

01244 321 555

www.wildcp.co.uk



**Location**

Victoria Dock is an excellent location overlooking the Marina and Menai Straits. The development is on the north side of the town and has good communications via A487. The development is anchored by a Premier Inn and Travelodge. The shop can be more readily identified from the attached plan.

**Description**

The accommodation is on the ground floor and previously used as the Celtica gift shop.

**Accommodation**

**Tenure**

All the vacant accommodation is available by way of a new effectively full repairing and insuring lease for a term of years to be agreed.

**Rent**

Block A - £75,000 pa

**Assessment**

Enquiries to the local authority indicate this property has a rateable value of £39,750

The accommodation has the following approximate areas:

|         |            |            |
|---------|------------|------------|
| Block A | 663.7 sq m | 7144 sq ft |
|---------|------------|------------|

#### Photographs and Plans

Any Photographs and plans attached to these particulars were correct at the time of production and are for reference, rather than fact.

#### VAT

Prices, outgoings and rentals are exclusive of but may be liable to, VAT.

#### Legal Costs

Each party to be responsible for their own legal costs.

#### Service Charge

A service charge is payable to cover the landlords apportioned running costs and insurance, further details available on request.

#### EPC

An EPC has been commissioned and is available below.

#### Subject to Contract

DTFW 28.04.16

## **Block A** 7144 sq ft (663.7 sq m)(may split)





## Viewing

Strictly by appointment through the agents, Wild Commercial Property

**Dan Wild**

T: 01244 321555

E: danwild@wildcp.co.uk

**Mindy Bishop**

T: 01244 321555

E: mindybishop@wildcp.co.uk



**3B UPPER EASTGATE ROW | CHESTER | CH1 1LQ**

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