

**SUITE 1, Block C  
Victoria Dock, Caernarfon LL55 1TH  
REFURBISHED OFFICE  
TO LET**

**WILD**

COMMERCIAL PROPERTY

01244 321 555

[www.wildcp.co.uk](http://www.wildcp.co.uk)



**Location**

Victoria Dock is an excellent location overlooking the Marina and Menai Strait. 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 with shared WC facilities.

**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**

£22,000 pa

**Assessment**

Enquiries to the local authority indicate this property has not yet been assessed for rating purposes

### Accommodation

The accommodation has the following approximate areas:

Suite 1	185.8 sq m	2000 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.

### SUBJECT TO CONTRACT

DTFW 09/02/18

### Legal Costs

Each party to be responsible for their own legal costs.

### Service Charge

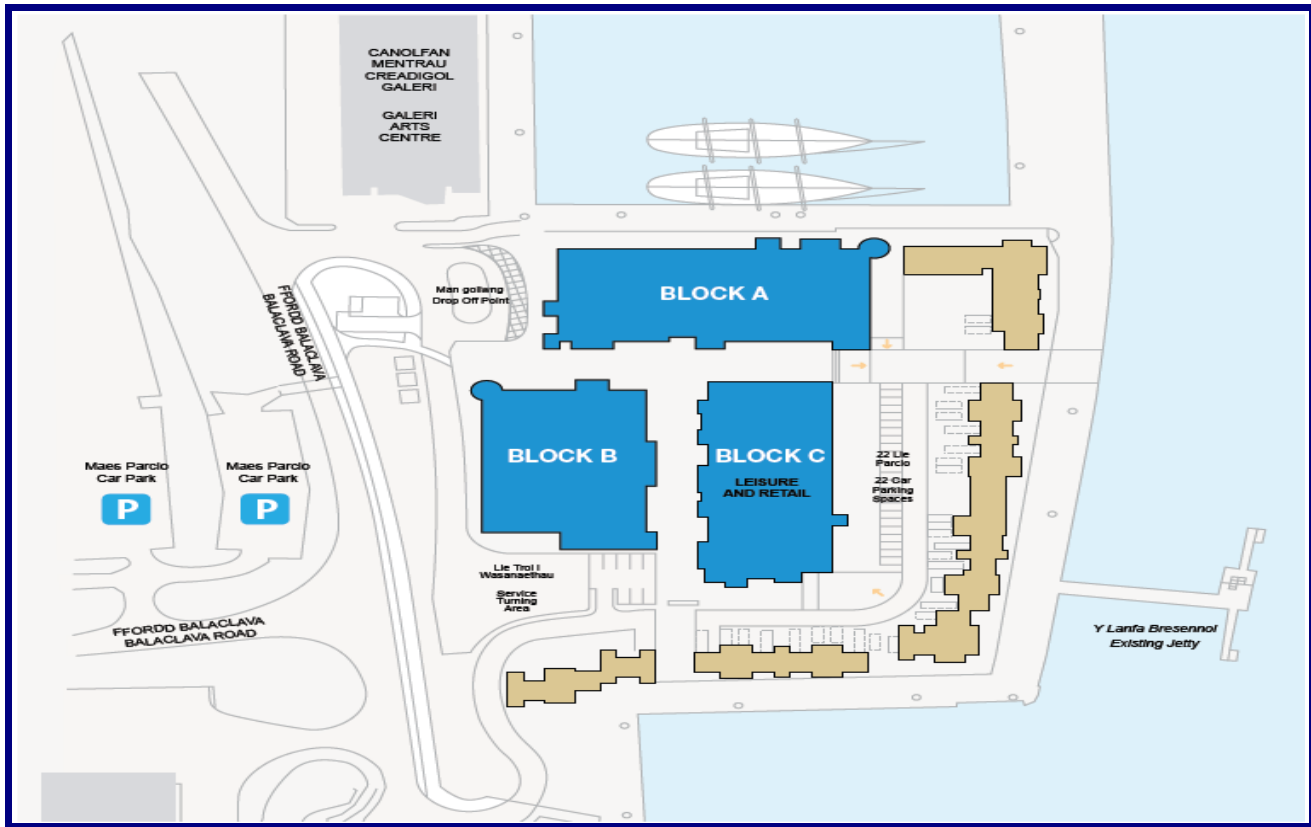
A service charge is payable to cover the landlords apportioned running costs and insurance, further details available on request.

### EPC

An EPC has been commissioned and is available on request.

### Money Laundering Regulations

Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser once a sale/let has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser/tenant once the terms have been agreed.



## 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**

WILD COMMERCIAL PROPERTY LTD on behalf of ourselves and the sellers or the lessors of this property whose agents we are give notice that these particulars are a general outline of the property, only for the guidance of the intended buyers or lessees and do not constitute any part of an offer or a contract. All descriptions, dimensions, references to condition and other details are given without responsibility and may not be relied on as statements or representations of fact. Any reference to the use or occupation of the property or alterations does not imply permission has been obtained or granted and any prospective buyer or tenant must make their own enquiries. Any buyer or tenant must satisfy himself by inspection or otherwise of any information provided by Wild Commercial Property Ltd.