



Tenure
Freehold.

Location
Caernarfon is the county town of Gwynedd and is a popular tourist centre whose resident population greatly increases during the summer months. The town is situated in North Wales, overlooking the Menai Straits, with access to the A55 via the A487 linking to the M56 and the national motorway network.

The property is situated fronting the pedestrianised Pool Street, which is one of the principal retail thoroughfares of the town centre. Occupiers close by include Clintons and Boots opposite, whilst branches of Lloyds TSB, Nationwide, Superdrug, The Original Factory Shop, Johnson Dry Cleaners, Timpsons and Rayners Opticians are close by.

Description
The property is arranged on ground and two upper floors to provide a large ground floor retail unit with ancillary/storage accommodation on the first floor. The second floor plant room is accessed via a ladder. The property has rear access via Wesley Street.

The property provides the following accommodation and dimensions:

Gross Frontage	14.15 m	(46' 5")
Net Frontage	13.25 m	(43' 6")
Shop Depth	28.45 m	(93' 4")
Built Depth	29.70 m	(97' 5")
Ground Floor	265.50 sq m	(2,858 sq ft)
First Floor	248.95 sq m	(2,680 sq ft)
Second Floor (Plant Room)		
Total	514.45 sq m	(5,538 sq ft)

Tenancy
The entire property is at present let to FARMFOODS LIMITED for a term of years expiring 28th April 2017 (by way of a reversionary lease) at a current rent of £40,000 per annum, exclusive of rates. There are no further rent reviews. The lease contains full repairing and insuring covenants, subject to a schedule of condition.

Tenant Information
No. of Branches: 300 throughout the UK.
Website Address: www.farmfoods.co.uk
For the year ended 31st December 2010, Farmfoods Ltd reported a turnover of £557.957m, a pre-tax profit of £17.029m, shareholders' funds of £50.032m and a net worth of £50.032m. (Source: riskdisk.com 02.09.2011.)

VAT
VAT is not applicable to this lot.

Documents
The legal pack will be available from the website www.allso.co.uk

Viewings
Viewings are by appointment only, please e-mail your request with full contact details to viewings@allso.co.uk
In the subject box of your e-mail, please ensure that you enter **Lot 52 Caernarfon.**

Caernarfon

36/40 Pool Street Gwynedd LL55 2AB

- Freehold Shop Investment
 - Let to Farmfoods Ltd
 - Lease expires 2017
 - Town centre location
 - Current Rent Reserved
- £40,000 pa**

