

Caernarfon County Courts Llanberis Road Gwynedd LL55 2DF

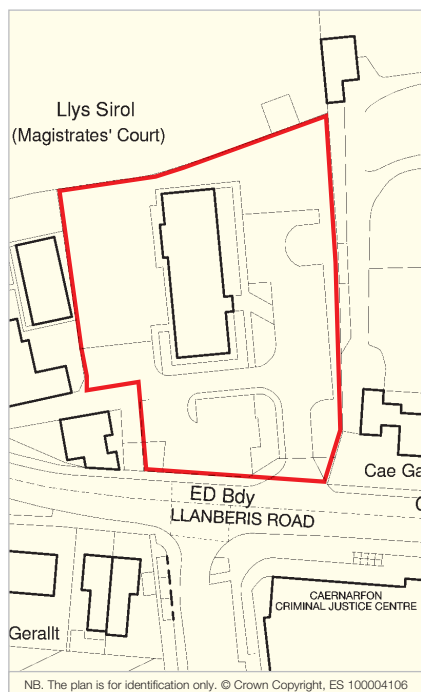
- **Modern Freehold Office Investment**
- Let to The Secretary of State for the Environment and operating as a county court
- Located in the popular town of Caernarfon
- Opposite the Caernarfon Criminal Justice Centre
- Asset management opportunity
- Reversion March 2018
- Current Rent Reserved

£71,100 pa

On the Instructions of the Administrators of Alard Investments Ltd being Sarah Rayment and Shay Bannon of



LLP who act as agents and without personal liability



Tenure

Freehold.

Location

Caernarfon is the county town of Gwynedd in North Wales and overlooks the Menai Straits. The town is accessed via the A55 and A487 which in turn connects with the M56 Motorway and the national motorway network.

The property is situated on the A4086 within half a mile of the town centre.

The Caernarfon Criminal Justice Centre is located opposite. Otherwise, surrounding buildings are predominantly residential.

Description

The property is arranged on lower ground, ground and one upper floor to provide storage at lower ground level with office accommodation on ground and first floors. The offices are partly arranged as a courtroom on the first floor. The property enjoys double glazed windows, perimeter radiators throughout and a lift serving ground and first floors. Externally, a large car park is present to provide approximately 39 parking spaces.

The property provides the following accommodation and dimensions:

Lower Ground Floor	70.60 sq m	(760 sq ft)
Ground Floor	278.20 sq m	(2,995 sq ft)
First Floor	261.20 sq m	(2,812 sq ft)

Total	610.00 sq m	(6,566 sq ft)
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NB. The floor areas have been calculated in accordance with the IPMS-3 (offices)

Tenancy

The entire property is at present let to THE SECRETARY OF STATE FOR THE ENVIRONMENT (trading as a county court) for a term of 25 years from 4th March 1993 at a current rent of £71,100 per annum. The lease provided for rent reviews every fifth year of the term and contains full repairing and insuring covenants.

VAT

VAT is applicable to this lot. Please refer to the Special Conditions of Sale and copy letter from HMRC dated 6th November 2015 which will form part of the legal pack.

Documents

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

Energy Performance Certificate

For EPC Rating please see website.

Viewings

There will be restricted block viewing held prior to the auction. If you would like to attend you must register with us in advance. Please email viewings@alltop.co.uk with the name and mobile number of each party wishing to attend, photographic ID will be required on the day. In the subject box of your email please enter **Lot 115 Caernarfon**.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

Seller's Solicitor Tim Maddison, DLA Piper UK LLP. Tel: 0113 369 2455 e-mail: tim.maddison@dlapiper.com