



barkerproudlove
retail property consultants

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HIGH STREET PROPERTY / CLASS E

2 Bank Place, High Street, Barmouth , Gwynedd, LL42 1DW



Rent: £19,500 PA

Ground Floor Area

1,400 Sq ft / 130 Sq M

**TO
LET**

Viewing Strictly through the sole letting agent.

Barker Proudlove

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Location:

Barmouth is located at the mouth of the estuary of the River Mawddach in Cardigan Bay, on the west coast of Wales. It is southern Snowdonia's most popular seaside resort.

The subject property is located on High Street in the heart of Barmouth town centre which is one of the busiest and diverse high streets in Mid Wales. It has a mixture of unique and quaint shops, as well as mainstream popular outlets. Nearby occupiers include Original Factory Shop, Rowlands Pharmacy, Spar and Iceland.

This is a rare opportunity to rent a prime retail unit in Barmouth where opportunities are few and far between.

Accommodation:

The premises comprise the following approximate net internal floor areas:

Demise:	Sq Ft	Sq M
Ground Floor	1,400	130.06
Basement	1,100	102.19

Rent:

£19,500 per annum exclusive of service charge, building insurance, business rates and VAT.

Tenure:

The premises are available to let by way of a new lease for a term of years to be agreed.

Business Rates:

The premises currently has a rateable value of £15,500. For further details visit Gov.uk or contact the business rates department at the local authority.

From 1st April 2023, the 2023/24 retail, hospitality and leisure business rates relief scheme will provide occupied retail, hospitality and leisure properties with a 75% relief up to a cash cap limit of £110,000 per business. More detail including rules on eligibility can be found at www.gov.uk

EPC:

Energy Performance Asset Rating - TBC

Legal Costs:

Each party to be responsible for their own legal and professional costs incurred in this transaction.

VAT:

Unless otherwise stated, all prices/rents are quoted exclusive of VAT.

Subject to vacant possession

Date Prepared:

March 2022

Subject to Contract

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