



3 South Penrallt, Caernarfon, Gwynedd, LL55 1NS, £45,000

HAF
JONES &
PEGLER

Located in the centre of the busy historic Castle Town of Caernarfon is this recently renovated double fronted shop overlooking Bridge Street.

The property briefly comprises main shop with small store room off, rear lobby, newly fitted kitchen, w.c. and large store room.

Ideally placed a short walk from the Castle, the bus station, multi storey car park, High Street and Pool Street make these premises desirable.

DIRECTIONS

From the bus station in the centre of the town proceed towards the town centre and turn right at the traffic lights, followed by the first right into South Penrallt, the shop will then be seen on the left hand side.

ACCOMMODATION

SHOP 18' 8" x 16' 0" (5.69m x 4.87m) max

Having two windows to the front overlooking Bridge Street, laminate flooring, storage cupboard.

REAR LOBBY

Open plan to Kitchen, external door, door to:

W.C.

Fitted with two piece suite comprising wash hand basin and wc.

KITCHEN 3.89m (12'9") x 2.62m (8'7")

Fitted with base units with worktop space over, single drainer stainless steel sink, door to:

STORE ROOM 3.76m (12'4") x 2.41m (7'11")

OUTSIDE

Please note, no outside space included with the shop.

TENURE

Leasehold 99 Years from 1st of October 1999

ESTATE AGENTS ACT 1979

In accordance with Section 21 of the Estate Agents Act 1979, it is hereby disclosed that the vendor of this property is a member of staff at Haf Jones & Pegler.





Energy Performance Certificate

Non-Domestic Building



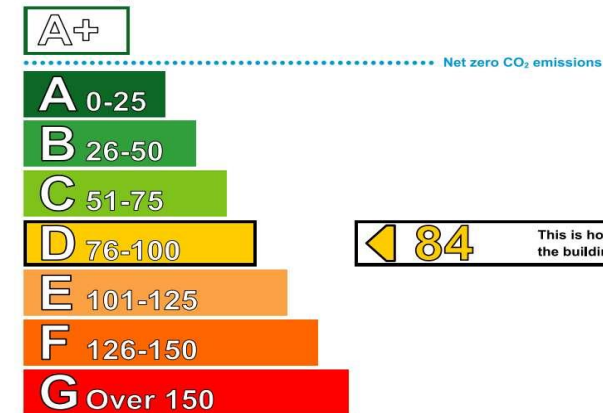
3 South Penrallt
CAERNARFON
LL55 1NS

Certificate Reference Number:
9794-3038-0983-0100-0521

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at www.gov.uk/government/collections/energy-performance-certificates.

Energy Performance Asset Rating

More energy efficient



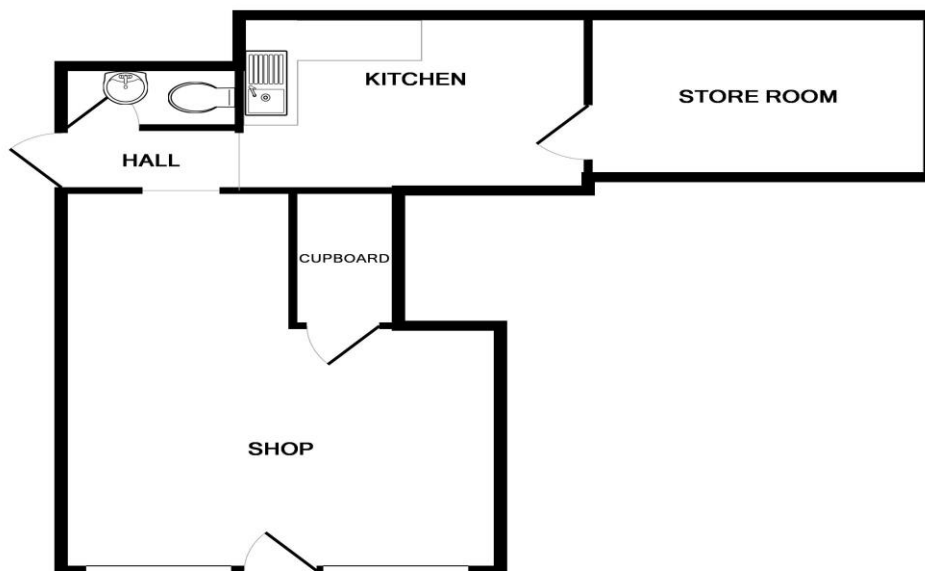
Less energy efficient

Technical Information

Main heating fuel:	Grid Supplied Electricity
Building environment:	Heating and Natural Ventilation
Total useful floor area (m ²):	51
Assessment Level:	3
Building emission rate (kgCO ₂ /m ² per year):	91.19
Primary energy use (kWh/m ² per year):	539.39

Benchmarks

Buildings similar to this one could have ratings as follows:



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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MISREPRESENTATION ACT 1967

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