



TO LET

RETAIL UNITS



A497 PENAMSER ROAD • PORTHMADOG

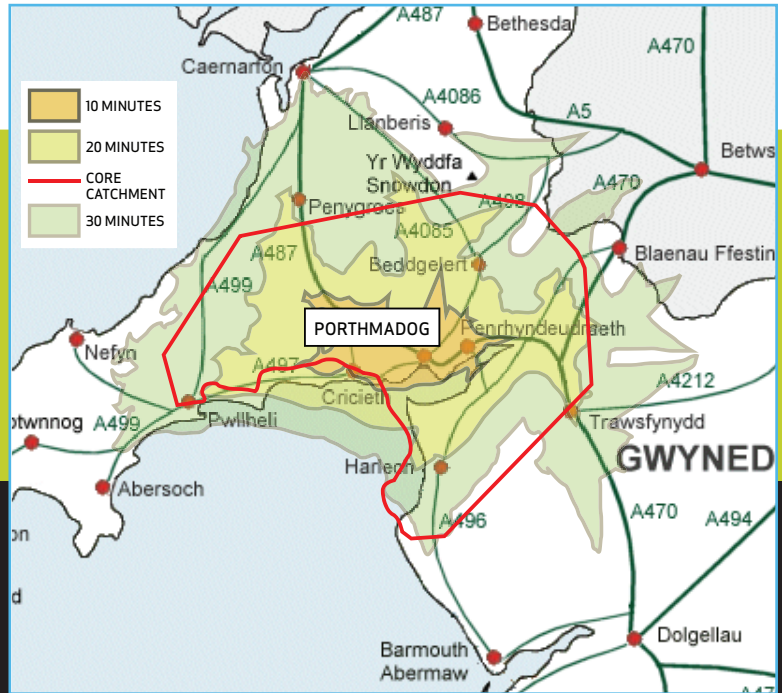
A DEVELOPMENT BY MORBAINE



LOCATION

Porthmadog is located on the edge of the Snowdonia National Park approximately 17 miles due south of Caernarfon, 12 miles east of Pwllheli and 6 miles north of Harlech, at the base of the Llyn Peninsula and within the County of Gwynedd. The site fronts the main A497 Penamser Road to Pwllheli and is close to Lidl and within approximately 600 m of Porthmadog High Street where there is a new Tesco Superstore.

Porthmadog is close to the famous village of Port Merion which together with the Snowdonia National Park attracts huge numbers of tourists to the area.



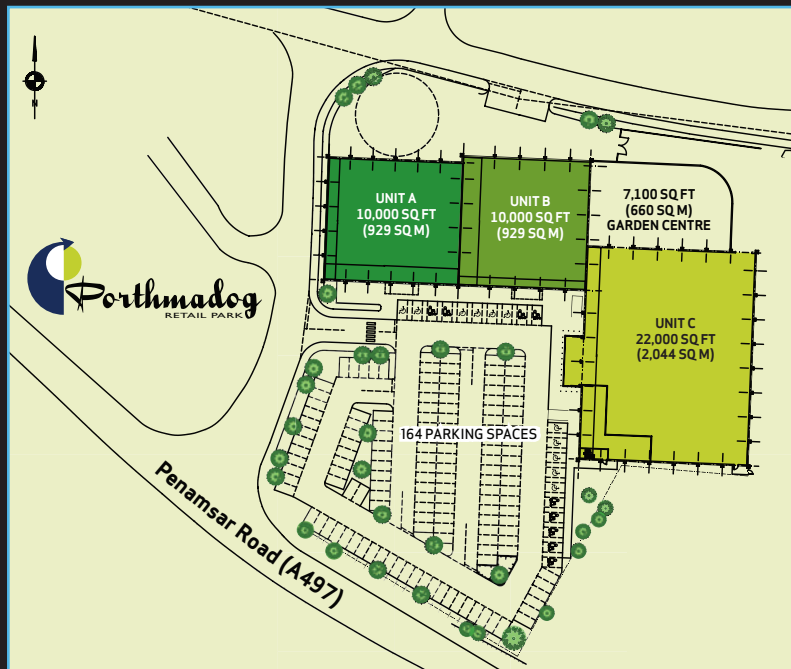
DEMOGRAPHICS

46,065 people live within 30 minutes drive of Porthmadog.

10 MINS	8,892
20 MINS	18,828
CORE CATCHMENT	28,579
30 MINS	46,065



SAT NAV: LL49 9NZ



PROPOSALS

To comprise a retail park totalling approximately 42,000 sq ft with car parking for circa 164 vehicles and units could be made available 2008. The units will be finished to the developers' shell specification to include shopfronts and amenity block.

PLANNING

Planning Consent exists for open Class A1 non-food retail use.

LEGAL COSTS

Each party are to bear their own legal costs incurred in the preparation and completion of the lease.

VAT

Rent and outgoings will be subject to VAT at the standard rate prevailing.

FURTHER DETAILS

Plans and a detailed specification will be available on application from the sole agents Bolton Birch.
• Telephone Richard Bolton: 01244 311681 • Email: agents@boltonbirch.com

These particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Purchase prices, rents or other prices quoted are correct at the date of publication and, unless otherwise stated, exclusive of VAT. Intending purchasers and lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction relating to this property. Designed and produced by bella 01565 757825

**Bolton
Birch**

www.boltonbirch.com

Shipgate House, Shipgate Street, Chester CH1 1RT

01244 311681