

menai

Shopping Centre

The Centre for Shopping in Bangor

M&S



DEBENHAMS



H&M

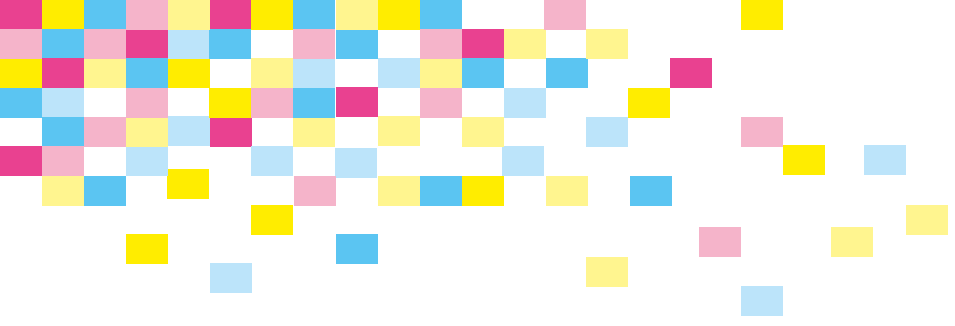


Superdrug

CAFFÈ NERO

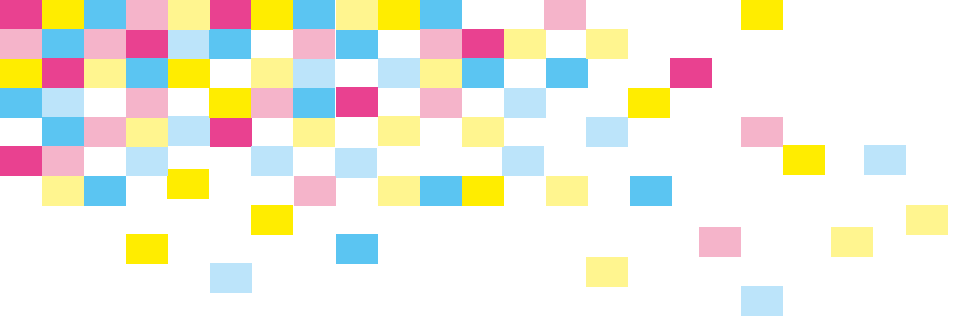
RIVER ISLAND



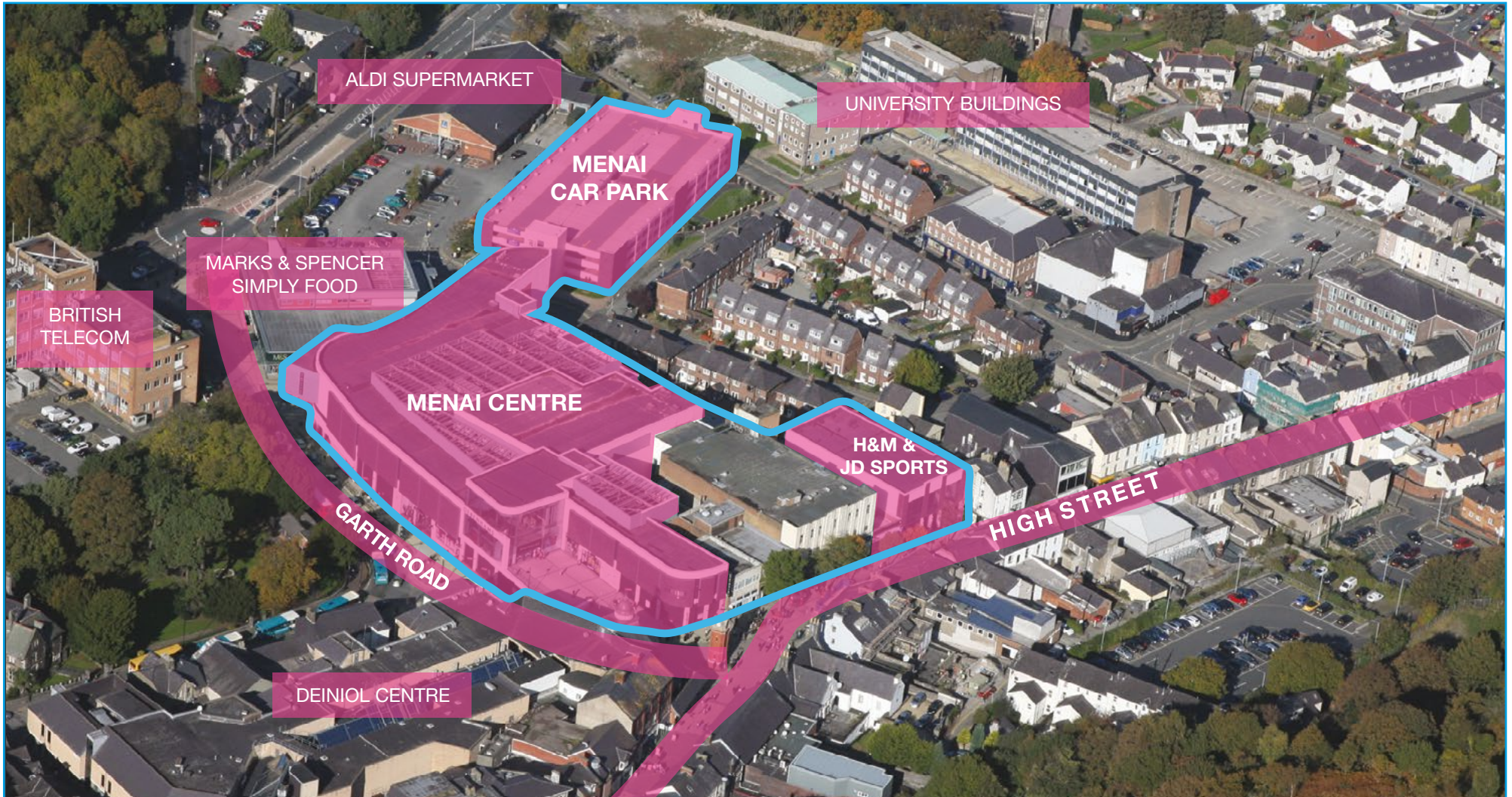


The Centre for Shopping in Bangor





Aerial View





[AERIAL VIEW](#)

[GALLERY](#)

[LOCATION](#)

[DESCRIPTION](#)

[RETAILING](#)

[SITUATION](#)

[SITE PLANS](#)

[CONTACTS](#)



Location

Bangor is a historic, University City located on the North Wales coast, near the Menai Strait and at the foot of Snowdonia National Park, in the County of Gwynedd.

The city benefits from strong road communications, being situated approximately 14.50 km (9 miles) north of Caernarfon and some 96.50 km (60 miles) west of Chester. The city is situated just north of the junction of the A55 and the A5. The A5 links with the M54 at Telford whilst the A55 links with the M56 and M53 at Chester, providing access to the national motorway network.

Bangor benefits from a mainline rail station, a few minutes walk from the High Street, which provides a regular service to Holyhead in the west (approximately 35 minutes) and Chester to the east (approximately 60 minutes).

There is a direct service from Bangor Station to London (Euston) which takes only 3 hours and 15 minutes journey time.

The city has developed as a key University City over the past decade as a result of the popularity of Bangor's University. The University is regarded as one of the most economical locations for a student to study and has some 14,000 students, providing a positive impact upon the local economy. In addition, the Snowdonia mountain area and numerous beaches on the Llyn Peninsular are close by, bringing tourism to the area on a year round basis and especially over the Summer season.



140,000 sq

Newly refurbished shopping centre



2,000

Approximate footfall per hour along High Street



14,000

Students in Bangor



264,000+

Tourists per year



417

Space multi-storey car park



Prominently situated fronting the High Street

Description

The subject property is a highly prominent modern retail block, totalling approximately 12,933.67 sq m (139,218 sq ft) and providing clear, open-plan, fully flexible retail space in the heart of Bangor City Centre. The Menai Centre redevelopment took place in 2008.

The accommodation comprises 21 standard retail units and 2 large space units, over three levels, with the benefit of an associated multi-storey car park at the rear (Dean Street Car Park) providing 417 vehicle spaces. Loading facilities are provided via the rear yard area, accessed from the roundabout junction of Deiniol Road and Garth Road.

RIVER ISLAND

M&S   

DEBENHAMS

Poundland 

select

"Since we have opened at The Menai Shopping Centre, trading performance has been consistently strong and the store is one of the top performers in our portfolio. The restaurant proves to be particularly popular with the high number of students living and studying in Bangor"

- CPL Foods/Burger King February 2017



H&M opened (within the subject property) and Caffè Nero has recently taken space on the Piazza (Unit 1), within the subject property



JD Sports relocated from 246-250 to 281 High Street and opened, within the subject property

REGIS SALON

Regis Hair acquired Unit 1B



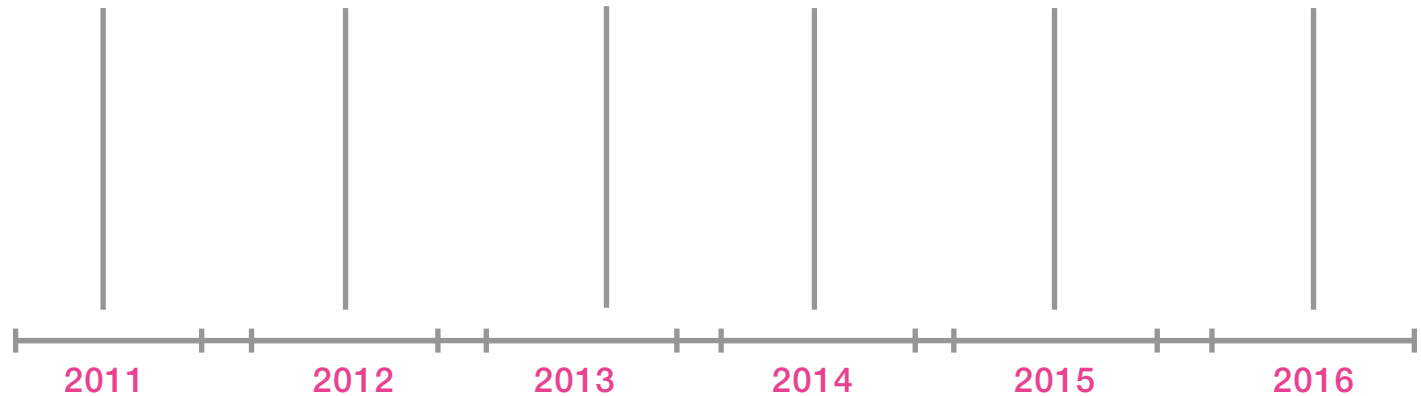
Burger King acquired the former Animal unit combined with Unit 12 to create a 2,917 sq ft restaurant

select

New entrant to Bangor, Select acquired Unit 4 which provides 5,964 sq ft of sales space



British Heart Foundation acquired Unit 5 commencing trade in Jan 2017



Retailing in Bangor

Bangor lies 2nd in the hierarchy of North Wales retail centres, ranking behind only Wrexham.

The retail floorspace in Bangor is estimated at 0.52 million sq ft and focused on the prime pedestrianised thoroughfare of High Street and Garth Road. The managed floor space comprises the subject property (The Menai Centre), being the dominant retail scheme in the city centre and the secondary Deiniol Shopping Centre, providing 4,645.11 sq m (50,000 sq ft) of accommodation, situated on the opposite side of Garth Road.

The older Deiniol Centre comprises a covered walkway accommodating 26 smaller retail units, providing a 'value' retail offer, anchored by an Iceland Frozen Foods store. This scheme has an entrance off High Street and a 2-level basement car park (approximately 120 spaces).

Further along High Street, moving away from prime pitch, there is additional national multiple representation including New Look and WH Smith.

Convenience food representation is relatively low in the city centre, comprising the offer within the 1,718.69 sq m (18,500 sq ft) Marks & Spencer store at the foot of Garth Road, which attracts significant footfall which passes the subject units on Garth Road, and an Iceland Frozen Food store located within the Deiniol Shopping Centre. An Aldi Supermarket of approximately 1,179.86 sq m (12,700 sq ft) is located a short distance beyond Marks & Spencer's on Garth Road, benefiting from an associated surface car park of approximately 74 spaces.

On a site located on the edge of the city centre, ASDA have taken occupation of a purpose built 4,180.64 sq m (45,000 sq ft) supermarket, on Farrar Road, in November 2012. The site will also include provision for 300 car spaces.

Also, on the High Street, towards the railway station, Lidl occupy a 1,300.63 sq m (14,000 sq ft) supermarket with an associated 73 space surface car park.

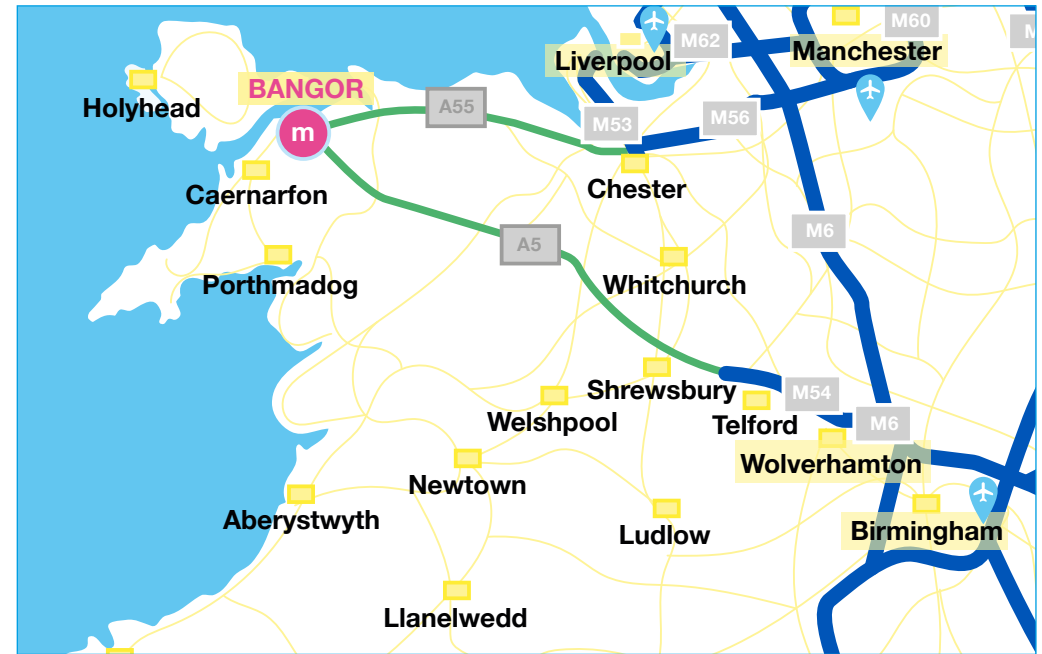


Situation

The Menai Centre is situated on the northern side of the High Street, at its junction with Garth Road; the main focal point of the city centre and the prime retail pitch. The Centre's retail frontage runs along the High Street and then turns onto Garth Road linking into Cathedral Walk, which in turn links into the associated multi-storey car park.

Bangor Bus Station is located opposite the subject development, where regular bus links are provided to local towns and villages, generating footfall for the subject units along Garth Road and leading onto the High Street.

Take a look at aerial footage of the Menai Shopping Centre [here](#)



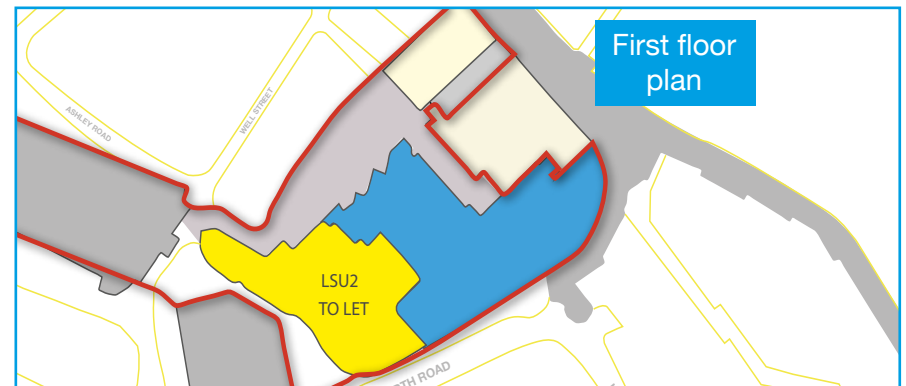
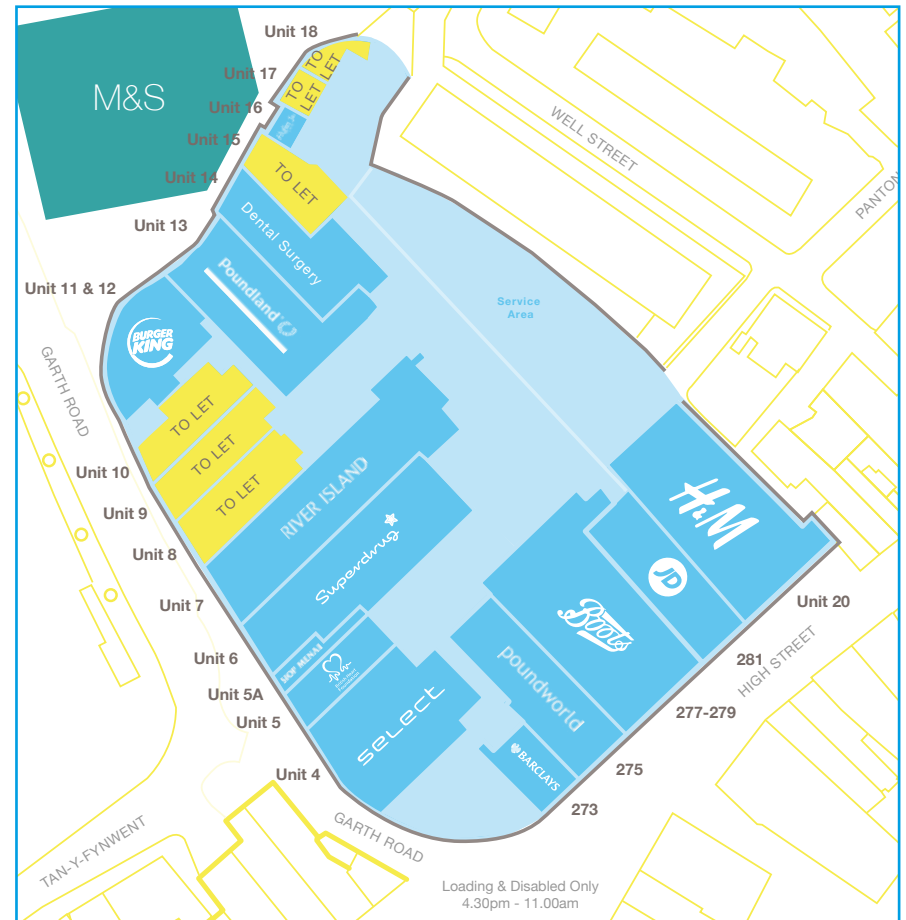
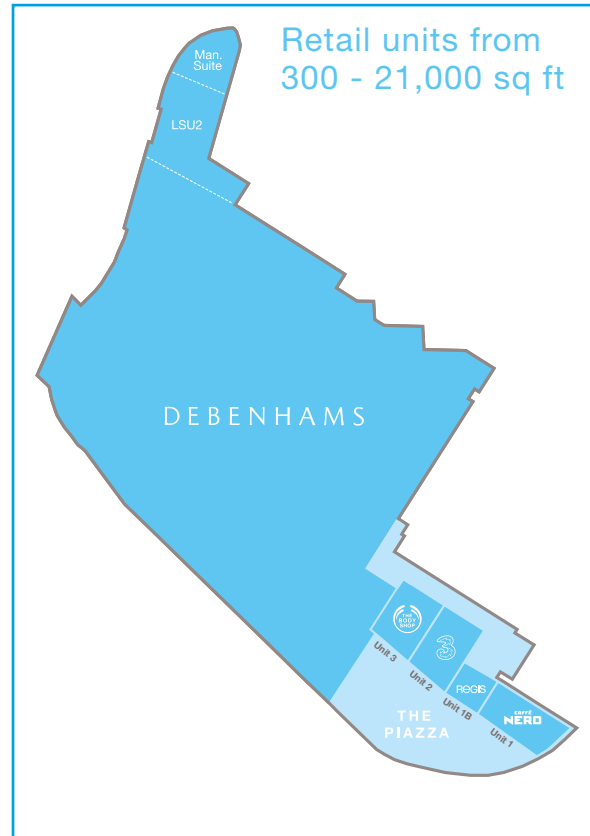
Connectivity table

menai centre		DESTINATION
	1h 13mins (60 miles)	CHESTER
	1h 32mins (70 miles)	LIVERPOOL
	1h 52mins (96 miles)	MANCHESTER
	2h 45 mins (153 miles)	BIRMINGHAM NEW STREET
4h 55 mins (274 miles)	LONDON	
BANGOR STATION 3mins bus ride away	60mins	CHESTER
	2h	LIVERPOOL
	2h 22mins	MANCHESTER
	2h 53mins	BIRMINGHAM NEW STREET
	3h 15mins	LONDON



Site Plans

Available Units		
Units available from 1,450 sq ft - 21,000 sq ft		
Unit	Sales Areas	Quoting Rent
Unit 8	277.58 sq m (2,988 sq ft)	£55,000
Unit 9	177.9 sq m (1,915 sq ft)	£40,000
Unit 10	201.96 sq m (2,174 sq ft)	£42,500
Unit 15	135.01 sq m (1,457 sq ft)	£15,000
Unit 17	28.24 sq m (304 sq ft)	£10,000
LSU 2	(First Floor Sales) 1,953.139 sq m (21,024 sq ft)	£75,000





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