

TY GLYDER, 339 HIGH STREET, BANGOR, LL57 1YA



TO LET

- 3 storey office building
- 1,157 sq m (12,451 sq ft)
- City centre location
- High street retail style frontage
- Rental on application

Chester

BA Commercial, 2 Friarsgate,
Grosvenor St, Chester, CH1 1XG

T 01244 351212

E enquiries@bacommercial.com

W www.bacommercial.com

BA Commercial
Chartered Surveyors

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LOCATION

Bangor is a principal administrative/retail centre in North Wales, a University town and Cathedral City. The A55 skirts the city (Junctions 10 & 11) and its railway station stands on the main Holyhead to Euston line with excellent connections to Liverpool and Manchester.

This centrally located office building enjoys some 9.2 metre retail style frontage to the High Street retail area and with additional access via the Brick Street/Union Street town centre car parks and with Bangor University buildings opposite.

Please refer to location plan

DESCRIPTION

The property comprises a self-contained three storey purpose-built office building, the accommodation provides a mix of open plan and partitioned offices, with each floor benefiting from a kitchen, wc's and ancillary areas.

Subject to lease terms and covenant strength, our clients are willing to consider rentalised alterations to the interior to tenants reasonable requirements.

The property benefits from a small private car parking area in addition to the adjacent public car parking facilities alongside and within the city centre.

ACCOMMODATION/AREAS

The property has been measured up in accordance with the RICS Code of Measuring Practice as follows:

	SQ M	SQ FT
Ground	390.76	4,206
First	376.63	4,054
Second	389.39	4,191
Total	1,157	12,451

RENTAL

Upon application

LEASE

The property is available on new Full Repairing and Insuring lease for a term of years open to discussion.

RATES

To be re-assessed

SERVICES

All main services are understood to be available or connected to the property subject to statutory regulations.

VAT

VAT will be applicable to this transaction.

EPC

An Energy Performance Certificate is currently in the process of preparation.

LEGAL COSTS

Each party is responsible for payment of their own legal costs incurred in documenting this transaction.

AGENTS NOTE

Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/let has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser/tenant once the terms have been agreed.

CODE FOR LEASING BUSINESS PREMISES

The attention of Landlords and prospective Tenants is drawn to the "RICS Code for Leasing Business Premises" which came into effect 1st September 2020. The full RICS Professional Statement is available for viewing on our website.

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North Wales

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PLANS/PHOTOGRAPHS

Any plans or photographs forming part of these particulars were correct at the time of preparation and it is expressly stated that these are for reference, rather than fact.

VIEWING

By appointment through the sole agents BA Commercial.

Chester 01244 351212

North Wales 01745 330077

Ref:HC/GW JAN21

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SUBJECT TO CONTRACT



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- all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact, but satisfy themselves by inspection or otherwise as to the correctness of each of them.
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