

290 – 294 HIGH STREET

BANGOR, LL57 1UL



TO LET/MAY SELL

- Substantial shop to let/may sell
- Large retail unit with extensive upper floors
- Located in the heart of Bangor
- Large cheap retail accommodation
- Suitable for a variety of other uses, subject to planning

Chester

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LOCATION

The property is situated in a good retailing position in the heart of Bangor on the pedestrianised high street with other retailers close by including JD Sports, Costa Coffee, Boots etc.

The property can be more readily identified from the attached plan.

DESCRIPTION

The property comprises a large ground floor sales area with goods lift leading to the first floor, which provides for extensive storage. The second floor provides further storage.

ACCOMMODATION/AREAS

The property has the following approximate areas:-

UNIT	SQ M	SQ FT
GF Sales	562.7	6056
FF storage	210.3	2263
SF storage	194.5	2093

TENURE

The property is available on a new full repairing and insuring lease for a term of years to be agreed.

RENT

£50,000 pa
Price on application

RATES

The VOA website confirms the property has a Rateable Value of £68,500

Interested parties are advised to contact the Local Rating Authority, Gwynedd Borough Council.

EPC

The Energy Performance Asset Rating for this property is D-93.

A full copy of the Energy Performance Certificate is available upon request from the agents.

VAT

All prices quoted are exclusive of but may be liable to Value Added Tax.

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.

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

Strictly by appointment through the sole agents BA Commercial, Chester 01244 351212. Ref: DW Nov 2020

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SUBJECT TO CONTRACT

