

30 DEAN STREET, BANGOR

LL57 1UR



TO LET

- Second floor offices to let
- Located in City centre

Chester

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

T 01244 351212

E enquiries@bacommercial.com

North Wales

BA Commercial, Hanover House,
The Roe, St Asaph, LL17 0LT

T 01745 330077

W www.bacommercial.com



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LOCATION

The offices are located in an excellent location on Dean Street in the centre of Bangor. They are within easy access from the A5 which runs through the centre of Bangor. The location can be identified from the attached plan.

DESCRIPTION

The offices are located on the second floor of a purpose built office in the centre of Bangor. There is a multistorey car park close by.

ACCOMMODATION/AREAS

Rents are inclusive of service charge and utilities but exclusive of rates and VAT

	Sq Ft	Sq M	Rental P/A
Suite 4 (1)	680	63.21	£10,050
Suite 4 (2)	326	30.27	£4,900
Suite 4 (3)	690	64.14	£10,200
Suite 4 (4)	367	34.14	£5,450
Suite 5b3	192	17.84	£4,000

LEASE

Each office suite is available by way of a new effectively full repairing and insuring lease for a term of years to be agreed.

RATES

Information on the rateable values can be made via Gwynedd Council

EPC

The EPC rating is available on request

LEGAL COSTS

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

VAT

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

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.

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: DTFW Updated Aug19

Email: dan.wild@bacommercial.com

SUBJECT TO CONTRACT

Chester

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Grosvenor St, Chester, CH1 1XG

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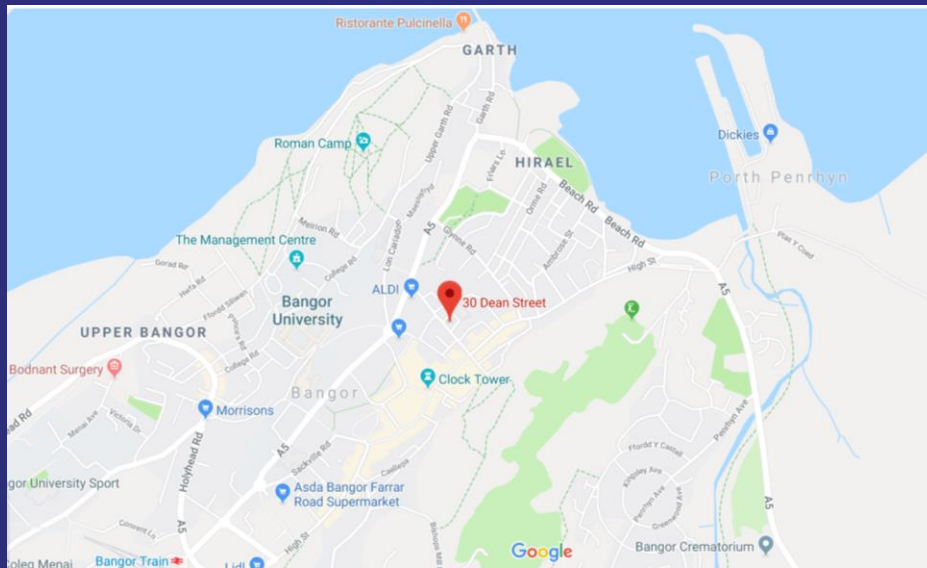
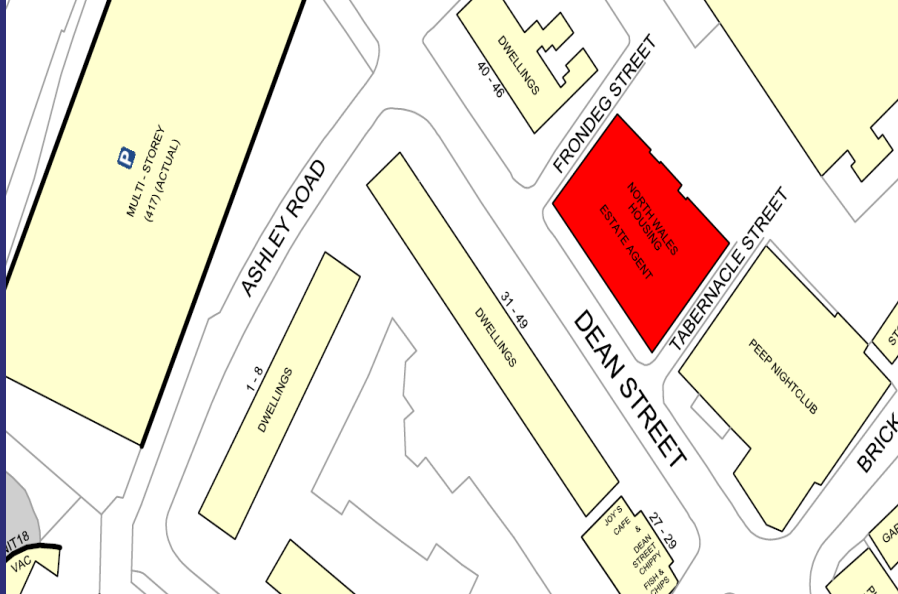
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