

**261 HIGH STREET  
BANGOR, LL57 1PB**



**TO LET**

- Excellent location in pedestrianised section of High Street
- Ground floor sales 121.88 sq m (1312 sq ft), Basement 134.15 sq m (1444 sq ft)
- Rental £22,500 pax

**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

# 261 HIGH STREET

## BANGOR, LL57 1PB

### LOCATION

The property occupies an excellent retailing position at the heart of the pedestrianised section of High Street in the centre of Bangor. There are a number of multiple retailers close by including WH Smith, Greggs, Debenhams, Boots etc.

### DESCRIPTION

The shop has a large sales area which extends beyond the current Warren James shop fit (see attached plan). The basement is in an excellent condition and there is loading via the rear.

### ACCOMMODATION/AREAS

Internal width	6.00 m	(19'8")
Shop depth	21.81 m	(71'6")
Ground floor sales	121.88 sq m	(1312 sq ft)
Basement	134.15 sq m	(1444 sq ft)
<b>Total</b>	<b>256.03 sq m</b>	<b>(2756 sq ft)</b>

### TENURE

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

### RENTAL

£22,500 pax

### RATES

We understand the premises has a Rateable Value of £31,750.

### EPC

The EPC rating is D (84). A copy of the EPC Certificate can be made available upon request.

### VAT

All prices quoted are exclusive of and will not 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.

### 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 office: 01244 351212.  
Ref: DTFW 07/19

Email: [dan.wild@bacommercial.com](mailto:dan.wild@bacommercial.com)  
Mobile: 07701 049826

**SUBJECT TO CONTRACT**

#### Chester

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#### North Wales

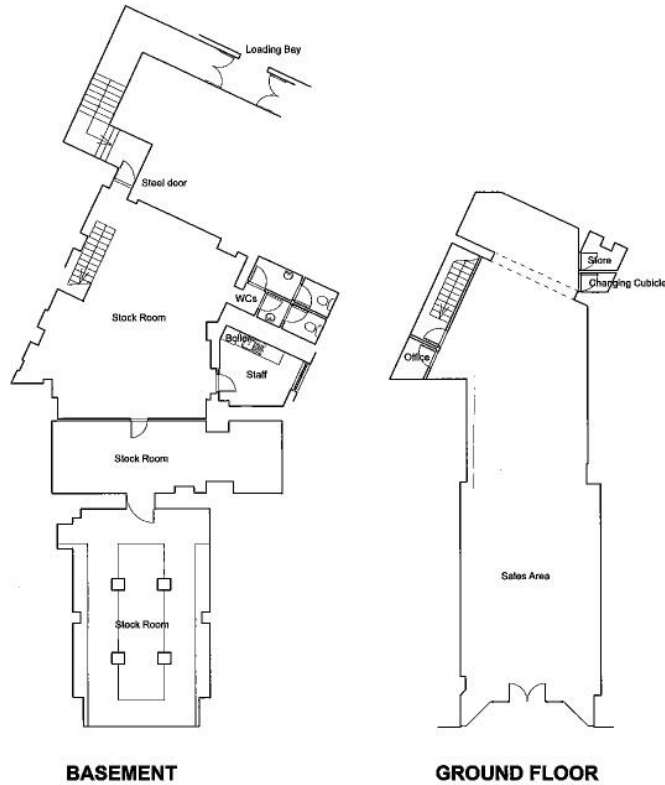
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**CRAIG  
FOSTER  
ARCHITECTS**

scale bar @A4



Warren James, 261 High St, Bangor LL57 1PB

date 08.11.2016

Craig Foster Architects, Exchange Court, 1 Dale Street, Liverpool  
L2 4TZ, Tel 0151 2360234, mail@craigfosterarchitects.co.uk

Existing Plans

scale 1:200@A4

**16178(3)001**

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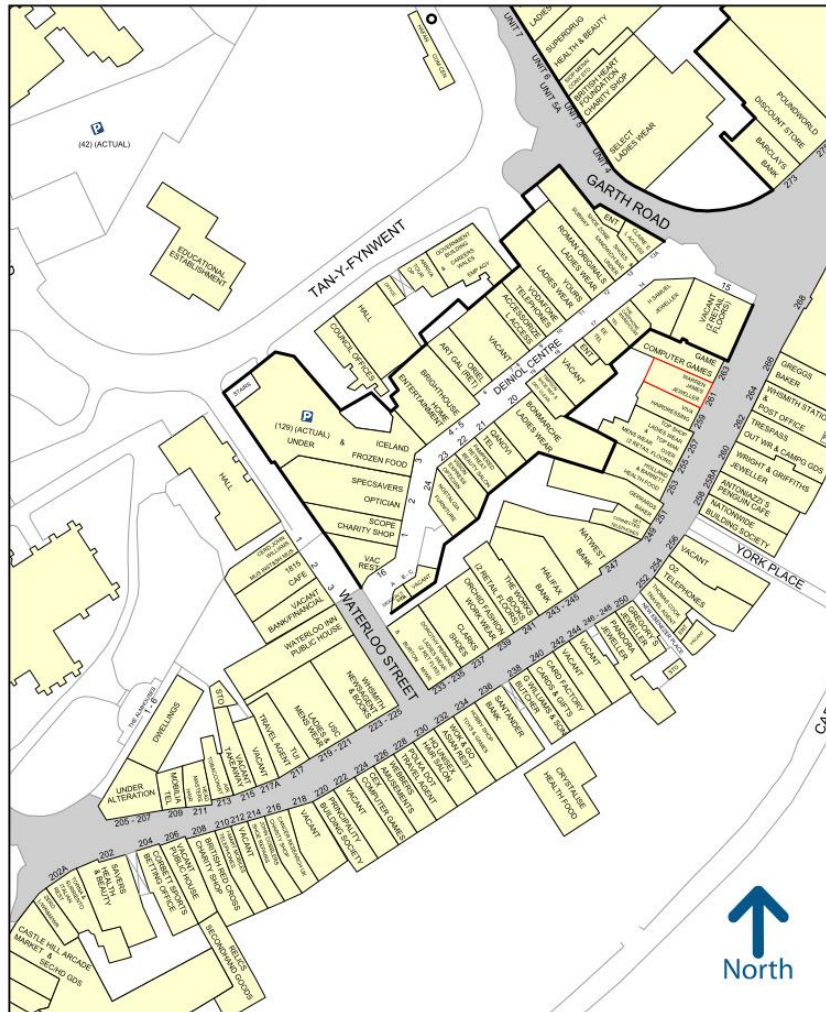
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**BA Commercial**  
Chartered Surveyors

# 261 HIGH STREET BANGOR, LL57 1PB



Bangor (Gwynedd)



Experian Goad Plan Created: 05/08/2019  
Created By: Wild Commercial



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