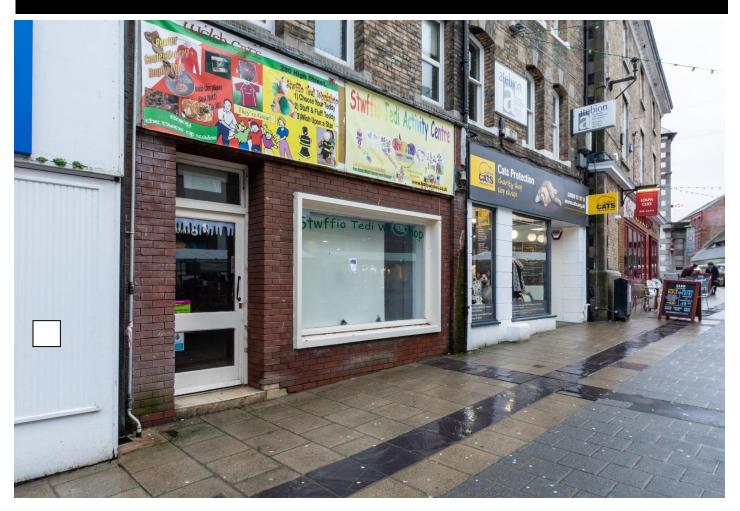


# COMMERCIAL MASNACHOL

# **BANGOR**

280 High Street, Bangor, Gwynedd LL57 1UL

**SALE - £110,000, LEASE £12,500** 



- City Centre Retail Premises
- Prime Trading Position
- Close To Multiple National Retailers
- 1000 sq ft Ground Floor Retail
- Good Letting/Income Potential
- For Sale, May Lease

Viewing / Enquiries 01286 676760 / 01248 371212









### **ACCOMMODATION**

The premises provide the following approximate areas/dimensions:-

ACCOMMODATION	METRIC	IMPERIAL
Main Shop	41.99 m <sup>2</sup>	452.05 ft <sup>2</sup>
Store Room	21.86 m <sup>2</sup>	235.39 ft <sup>2</sup>
Kitchen	15.16 m <sup>2</sup>	163.27 ft <sup>2</sup>
Storage	4.24 m <sup>2</sup>	45.73 ft <sup>2</sup>
Storage	10.36 m <sup>2</sup>	111.60 ft <sup>2</sup>
Overall	93.70 m²	1008.03 ft <sup>2</sup>

#### **TENURE**

Freehold with vacant possession upon completion or the premises are available by way of a new lease, term to be negotiated.

# SALE / LEASE PRICE

£110,000 OR £12,500 pax

#### **RATES**

We understand from our enquiries of the VOA website that the premises are assessed for Rates as follows:-

Rateable Value	£23,250

Dafydd Hardy gives no warranty that the values supplied or the sums of money expressed as being payable are accurate and the assignee should make their own enquires with the Local Rating Authority to confirm the figures quoted are correct.

# **LEGAL COSTS**

Each party will be responsible for their own legal costs incurred in this transaction.

#### VAT

Prices, outgoings and rentals are exclusive of, but may be liable to, VAT.

# **VIEWING**

All arrangements to view the premises are strictly by prior arrangement with Dafydd Hardy.

#### MONEY LAUNDERING REGULATIONS

We are obliged to verify the identity of any proposed purchasers/tenants once a sale/let has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering. This is a legal requirement.

# **EPC**

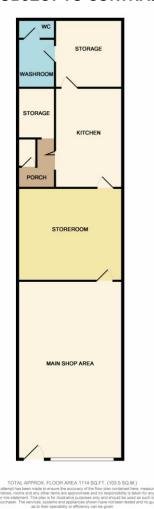
EPC Rating D. A full copy of the report is available from the selling agents or: https://www.ndepcregister.com/

Contact: Sarah Morton

**Tel**: 01286 676760 / 07879 554 684

Email: commercial@dafyddhardy.co.uk

#### SUBJECT TO CONTRACT



12 Y Maes, Caernarfon, Gwynedd LL55 2NF | commercial@dafyddhardy.co.uk | 01286 676760

Dafydd Hardy Estate Agents Limited for themselves and for the vendor of this property whose agents they are give notice that: (1) These particulars do not constitute any part of an offer or a contract. (2) All statements contained in these particulars are made without responsibility on the part of Dafydd Hardy Estate Agents Limited. (3) None of the statements contained in these particulars are to be relied upon as a statement or representation of fact. (4) Any intending purchaser must satisfy himself/herself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. (5) The vendor does not make or give and neither do Dafydd Hardy Estate Agents Limited nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property. (6) Where every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Floorplans made with Metropix ©2007.