



## LOCATION

Bangor is a university city in North Wales, in the country of Gwynedd. Bangor has a population of circa 18,808, including around 10,000 students at Bangor University.

The subject property is situated just off the main shopping street, with nearby retailers including WH Smith, Dorothy Perkins and Clarks Shoes.

## TERMS

The current lease terms are for a 5 year lease with lease expiry 6th December 2018.

Each party is to be responsible for their own legal and other associated costs incurred in this transaction.

## RENT

The current lease has a passing rent of £15,600 per annum.

## EPC

An Energy Performance Certificate is available upon request.

### Accommodation

Ground Floor:	82.30 sq m	886 sq ft
<b>TOTAL:</b>	<b>82.30 sq m</b>	<b>886 sq ft</b>

Please note initial areas are indicative, taken off VOA prior to a full property inspection.

### Business Rates and Service Charge

Rateable Value (2010)	£14,250
Rates Payable (2016/17)	£7,082 per annum
Service Charge	TBC

For more information, please contact:

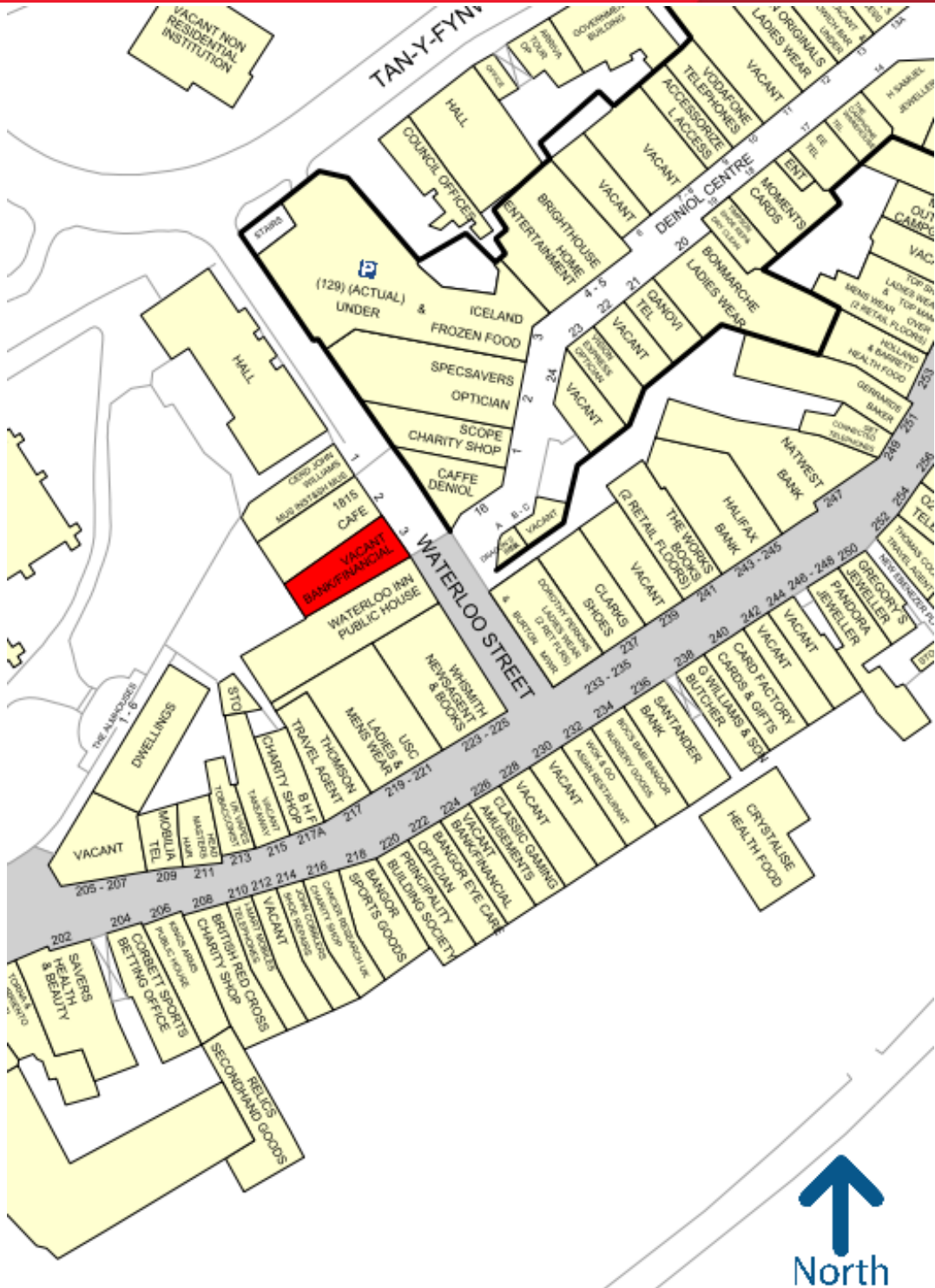
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