

**218 HIGH STREET
BANGOR
LL57 1NY**



TO LET

Shop Premises in Prime Pedestrianised Retail Pitch

Sales Area 761 sq ft (70.8 sq m) Plus two Upper Floors

Guide Rental - £18,500 pax

LOCATION

An excellent retail pitch in Bangor's busy pedestrianised High Street with nearby major multiples including WH Smith, Burton, Clarks, Card Factory, Greggs, Trespass and more along with Banks and an eclectic mix of retailers and catering outlets.

DESCRIPTION

Retail premises built on ground and two upper floors and which we understand to provide the following approximate dimensions and floor areas:

Shop Frontage	17' 5"	5.3m
Internal Width	19' 0"	5.8m
Widening to	22' 0"	6.7m
Sales Depth	42' 3"	12.9m
Ground Floor Area	761 sq ft	70.8 sq m
First Floor	514 sq ft	47.8 sq m
Second Floor	471 sq ft	43.8 sq m
Total	1746 sq ft	162.4 sq m

LEASE

The premises are available on a new full repairing and insuring lease the length of which is open to discussion.

RENT

A rental of £18,500 pax is quoted; VAT may be applicable to the transaction.

BUSINESS RATES

We note from the VOA website that the premises are entered in the 2017 Rating List at a Rateable Value of £24,000 and that for the financial year 2018/19 the UBR is calculated at 51.4p in the £ thus £12,336 payable. Interested parties should make their

own enquiries of Gwynedd Council
Telephone: 01286 771 000.

Interested parties are advised to obtain their own verification from Gwynedd Council – 01286 771 000.

EPC

An EPC is in the course of preparation.

LEGAL COSTS

An in-going tenant may contribute to the landlord's legal costs incurred in the transaction.

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 Gareth Williams 01745 330077. **GW – 03/2017**

Email: gareth.williams@bacommercial.com

SUBJECT TO CONTRACT

IMPORTANT NOTICE

BA Commercial conditions under which particulars are issued:

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