

**242 HIGH STREET  
BANGOR  
LL57 1PA**



**TO LET**

**Prime Retail Unit**

**Sales Area 693 sq ft (64.1 sq m)**

**Plus Upper Part Ancillary**

**Rent - £17,500 pax**

## LOCATION

A prime central location in Bangor's pedestrianised High Street amongst leading multiple retailers including Boots, Debenhams, Republic, Clarks, Burton, Top Shop, JD Sports, Card Factory, Holland and Barrett, WH Smith, The Works etc, etc, etc.

Bangor is the major retail centre for this area of North-West Wales in addition to being a University City and visitor destination.

## DESCRIPTION

A retail unit providing accommodation on ground and one upper floor with the following approximate dimensions and floor areas:

Built Frontage	15' 2"	4.6m
Internal Width	14' 5"	4.4m
Sales Depth	53' 8"	16.3m

Sales Area	693 sq ft	64.4 sq m
First Floor	710 sq ft	66.0 sq m
<b>TOTAL</b>	<b>1403 sq ft</b>	<b>130.4 sq m</b>

## BUSINESS RATES

We note from the VOA website that the premises are entered in the 2017 Rating List at a Rateable Value of £20,500; The UBR payable (2018/19) is at 51.4p in the £ equating to £10,537 payable.

Interested parties should make their own enquiries of the Rating Authority, Gwynedd Council – 01286 771 000.

## TERMS

The premises are available on a new full repairing and insuring lease for a term of years open to discussion and at a headline rental of £17,500 pax subject to reviews as appropriate.

## IMPORTANT NOTICE

BA Commercial conditions under which particulars are issued:

Messrs BA Commercial for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are give notice that:

- i. the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract.
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## VAT

VAT is not currently applicable.

## EPC

The Energy Performance Asset Rating for the property is E – Certificate Reference Number: 0070-7912-0319-9540-2084

A full copy of the Energy Performance Certificate is available upon request from the agents.

## LEGAL COSTS

Each party will be responsible for their own 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 prior appointment through the joint sole agents

BA Commercial

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**GW – 03/2017**

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**SUBJECT TO CONTRACT**