



DAFYDD HARDY

PRYNU · GWERTHU · GOSOD BUY · SELL · LET

COMMERCIAL MASNACHOL

BETHESDA

13-15 High Street, Bethesda, Bangor, Gwynedd LL57 3AE

£7,800 PAX



DESCRIPTION

The property comprises a former bank premises and offers a lock up unit which benefits from A3 use on the ground floor, with ancillary storage accommodation within the basement. To the ground floor there is a large area of some 529 sq ft, with a frontage of some 9m onto the High Street, an office/store room, a walk in safe/strong room and staff facilities. The basement comprises of two store rooms. There is short term car parking available on the street to the front. The accommodation would be suitable for a variety of uses, subject to the necessary planning consents.

LOCATION

The property is located on the High Street of Bethesda, a large village on the edge of the Snowdonia National Park. Bethesda is located on the A5 and has excellent communication links and a range of local amenities. The town is a bustling and vibrant community with a variety of local and national retailers in situ.



dafyddhardy.co.uk

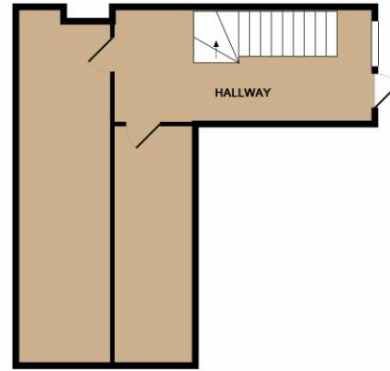




ACCOMMODATION

The premises provide the following approximate areas/dimensions:-

ACCOMMODATION	METRIC	IMPERIAL
RETAIL AREA	51.10 m ²	550 ft ²
OFFICE/STORE	8.45 m ²	91 ft ²
SAFE	7.32 m ²	79 ft ²
WC		
Overall	66.87 m²	720 ft²



BASEMENT LEVEL
APPROX. FLOOR
AREA 449 SQ.FT.
(41.7 SQ.M.)

LEASE

The premises are available by way of a new lease, term to be negotiated.

RENT

£7,800 PAX

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.



GROUND FLOOR
APPROX. FLOOR
AREA 775 SQ.FT.
(72.0 SQ.M.)
TOTAL APPROX. FLOOR AREA 1224 SQ.FT. (113.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.
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SUBJECT TO CONTRACT

Energy Performance Asset Rating

More energy efficient



.....Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

◀ **66** This is how energy efficient the building is.

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Cymerwyd pob gofal wrth baratoi'r manylion hyn, ond eu diben yw rhoi arweiniad cyffredinol yn unig, ac ni ellir gwarantu eu bod yn fanwl gywir. Cofiwch dŷn os bydd unrhyw bwynt sy'n neilltuo o bwysig, neu dylid ceisio gwiriad proffesiynol. Brasman yw'r holl ddimensiynau. Nid yw cyfeiriad at ddarnau gosod a gosodiadau a/neu gyfarpar yn golygu eu bod mewn cyflwr gweithredol effeithlon. Darperir ffotograffau er gwybodaeth gyffredinol, ac ni ellir casglu bod unrhyw eitem a ddangosir yn gwnwsedig yn y pris gwerthu. Nid yw'r manylion hyn yn ffurfio contract na rhan o contract.

Every care has been taken with the preparation of these particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of any fixtures fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.