



DAFYDD HARDY

PRYNU · GWERTHU · GOSOD BUY · SELL · LET

COMMERCIAL MASNACHOL

BANGOR

300 High Street, Bangor, Gwynedd, LL57 1UL

£11,500 pax



LOCATION

The property is located in a prime city centre position on the pedestrianised area of the High Street, and benefits from a large level of pedestrian footfall. Bangor is located just off the A55 Expressway and has a population of some 13,000, which is increased during University term time. The city is the main retail, commercial and administrative centre for Gwynedd and Anglesey with a number of national retailers present in the city centre

DESCRIPTION

This retail premises occupies a PRIME TRADING LOCATION on the High Street and was previously ran as an estate agents. The property comprises of the ground floor of a mid terraced premises, the property is in the process of being renovated to provide a shell unit of some 77m², ready for fit out. The property benefits from having air conditioning and a rear loading access. To the rear of the retail area there is a small staff area and WC facilities. Living accommodation, or the possibility of ancillary storage/office space above may be available by separate negotiation.



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ACCOMMODATION

The premises provide the following approximate areas/dimensions:-

ACCOMMODATION	METRIC	IMPERIAL
RETAIL AREA	76.64	825
STAFF ROOM		
WC FACILITIES		
Overall	76.64	825

LEASE

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

RENT

£11,950 Per Annum

RATES

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

Rateable Value	TBC
Rates Payable 2009/2010	TBC

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

VIEWING

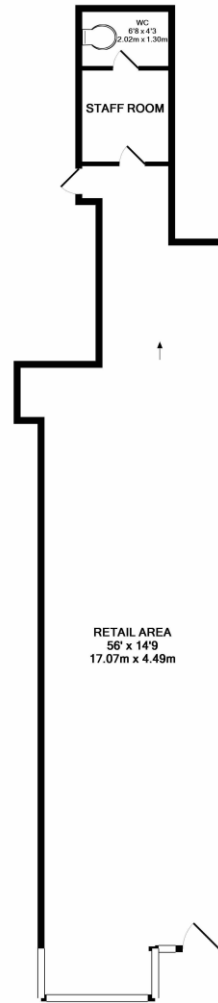
All arrangements to view the premises are strictly by prior arrangement with Dafydd Hardy.

Contact: Sarah Morton

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Email: commercial@dafyddhardy.co.uk

SUBJECT TO CONTRACT



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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Energy Performance Asset Rating

More energy efficient

A+

Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

75 This is how energy efficient the building is.

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

156 High Street, Bangor, Gwynedd LL57 1NU | commercial@dafyddhardy.co.uk | 01248 371212

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 gynwysedig 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.