

**244 HIGH STREET
BANGOR
LL57 1PA**



TO LET

Prime Retail Unit

Sales Area 636 sq ft (59.1 sq m)

Plus Ground and First Floor Ancillary

Rent - £15,850 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	13' 0"	4.0m
Internal Width	11' 6"	3.5m
Sales Depth	50' 6"	15.4m
Sales Area	636 sq ft	59.1 sq m
Ancillary	146 sq ft	13.6 sq m
First Floor	750 sq ft	69.7 sq m
TOTAL	1532 sq ft	142.4 sq m

BUSINESS RATES

We note from the VOA website that the premises are entered in the 2017 Rating List at a Rateable Value of £17,500; The UBR payable (2018/19) is at 51.4p in the £ equating to £8,995 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 £15,850 pax subject to reviews as appropriate.

VAT

VAT is not currently applicable.

EPC

The Energy Performance Asset Rating for the property is E – Certificate Reference Number: 9920-8943-0305-1420-1074

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 – Rev: 03/2018

Mason Owen

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SUBJECT TO CONTRACT

IMPORTANT NOTICE

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