

**223-225 High Street, Bangor
LL57 1NY**

SHOP TO LET

****CONFIDENTIAL DISPOSAL ****

****STAFF UNAWARE****

WILD

COMMERCIAL PROPERTY

01244 321 555

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Location

This shop occupies an excellent retailing position at the heart of the pedestrianised section of High Street in the centre of Bangor. There are a number of multiple retailers close by including USC, Tresspass, Greggs, Clarks, Pandora etc. The property can be more readily identified from the attached plan

Description

The shop comprises a two storey lock-up shop comprising ground floor sales and first floor store.

Tenure

The property is available on a new full repairing and insuring lease, subject to 5 yearly upward only rent reviews.

Rent

£75,000 pax

Assessments

Verbal enquiries of the Local Authority indicate the property has a rateable value of £88,000

Rateable value from April 2017: £66,000

Accommodation

The shop has the following approximate areas:

| | | |
|--------------------|-------------|-------------|
| Ground Floor Sales | 254.54 sq m | 2,740 sq ft |
| First Floor Store | 222.55 sq m | 2395 sq ft |

Photographs and Plans

Any Photographs and plans attached to these particulars were correct at the time of production and are for reference, rather than fact.

Legal Costs

Each party are to be responsible for their own legal costs incurred in the transaction.

EPC

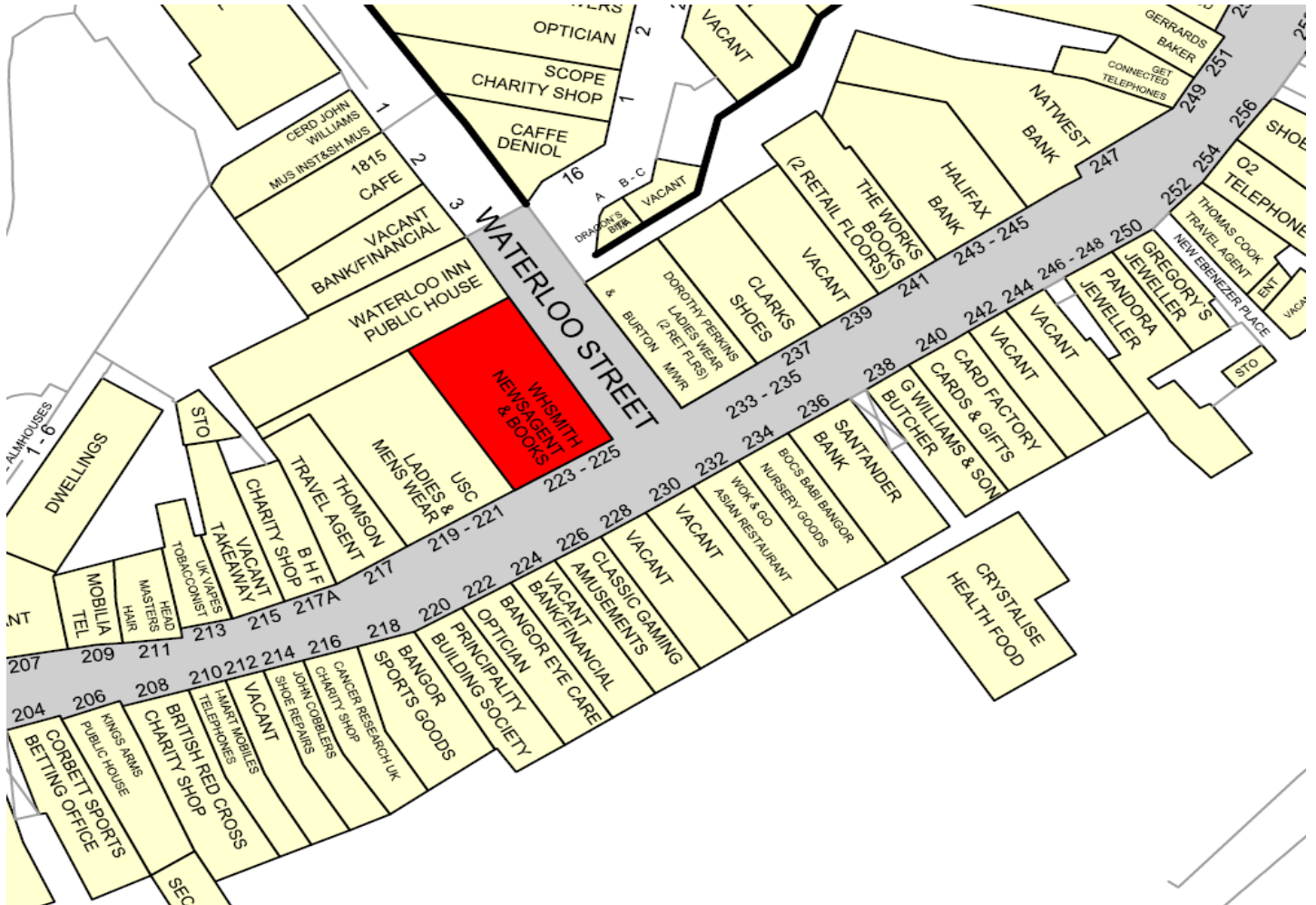
An EPC has been commissioned and is available on request.

VAT

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

Subject to Contract

DFTW 13.01.17



Viewing

Strictly by appointment through the agents, Wild Commercial Property

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