

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

**SHOP TO LET**

**\*\*CONFIDENTIAL DISPOSAL \*\***

**\*\*STAFF UNAWARE\*\***

**WILD**

**COMMERCIAL PROPERTY**

01244 321 555

[www.wildcp.co.uk](http://www.wildcp.co.uk)



**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

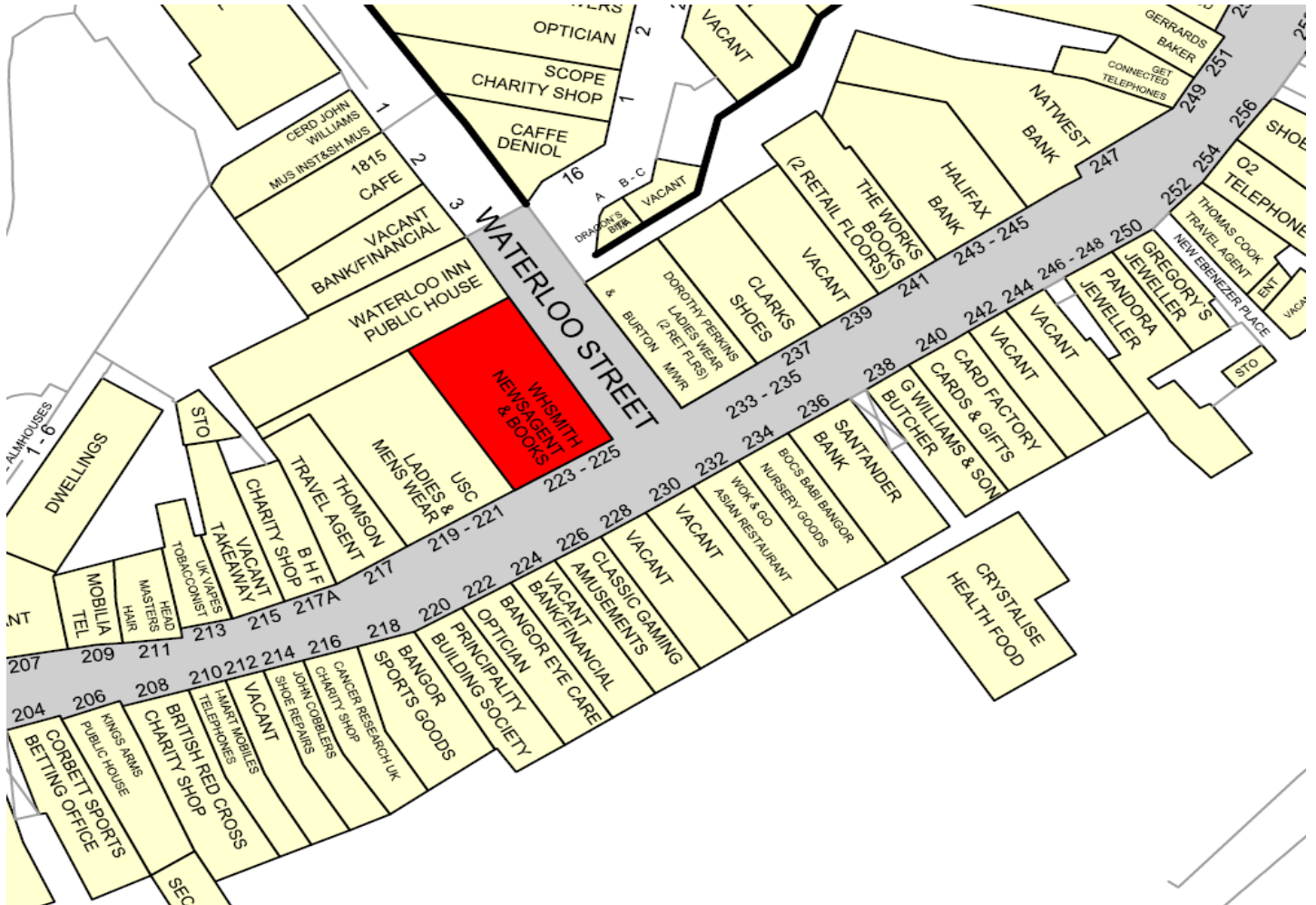
An EPC has been commissioned and is available on request.

## 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

**Dan Wild**

T: 01244 321555

E: danwild@wildcp.co.uk

**Natalie Hughes**

T: 01244 321555

E: nataliehughes@wildcp.co.uk



**3B UPPER EASTGATE ROW | CHESTER | CH1 1LQ**

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