

# Phase 2, Former Dickies Yard, Bangor LL57 2SZ

## INVESTMENT/DEVELOPMENT OPPORTUNITY

**WILD**  
COMMERCIAL PROPERTY  
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### Location

The site is located in an excellent position on the waterfront and with access from the A55 which is one of the main arterial routes leading into the city of Bangor North Wales. Y Bae comprises a high quality waterside development created by Watkin Jones Homes which take full advantage of the views across Hirael Bay and the Menai Straits to Anglesey.

Phase 1 comprises a mixture of town houses and apartments totaling 72 dwellings within the area edged red on the attached plan.

### Description

Phase 2 of the site offers the opportunity to create a mixed use development which could provide for opportunities such as a hotel, a public house/restaurant, retail or B1 Business space for offices or research and development.

### Tenure

Il the accommodation is available freehold or on a design and build basis and new lease.

### Price/Rent

On application.

### Planning

Interested parties should make their own enquiries of Gwynedd County Council Planning Department – 01766 771000.

### Legal Costs

Each party to be responsible for their own legal costs.

### VAT

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

## Viewing

Strictly by appointment through the agents, Wild Commercial Property

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