

**39 FARRAR RD  
BANGOR  
LL57 1LJ**

**WILD**  
COMMERCIAL PROPERTY

**FLEXIBLE BUILDING  
TO LET/ MAY SELL**



### Location

The building is located in an excellent location on Farrar Rd in the centre of Bangor. There is easy access from the A5 which runs through the centre of Bangor and it is within easy reach of the station. The location can be more readily identified from the attached plan.

### Description

The building has been fitted out to a very high standard and has a large ground floor with stairs leading to a larger lower ground floor. There is parking for 10 cars either side of the building.

### Rent

£29,950 pax.

### Accommodation

The property has the following approximate areas:

|                    |            |            |
|--------------------|------------|------------|
| Ground Floor       | 114.44 sqm | 1,231 sqft |
| Lower Ground Floor | 118.49 sqm | 1,275 sqft |

### Assessments

Verbal enquiries of the Local Authority indicate the property has a rateable value of £4,650

### EPC

An EPC has been commissioned and is available on request.

## Tenure

The accommodation is available by way of a new full repairing and insuring lease for a term of years to be agreed.

The owner may sell the freehold. (Further details available on request.)

## Money Laundering Regulations

Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser once a sale/let has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser/tenant once the terms have been agreed.

## Legal Costs

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

## VAT

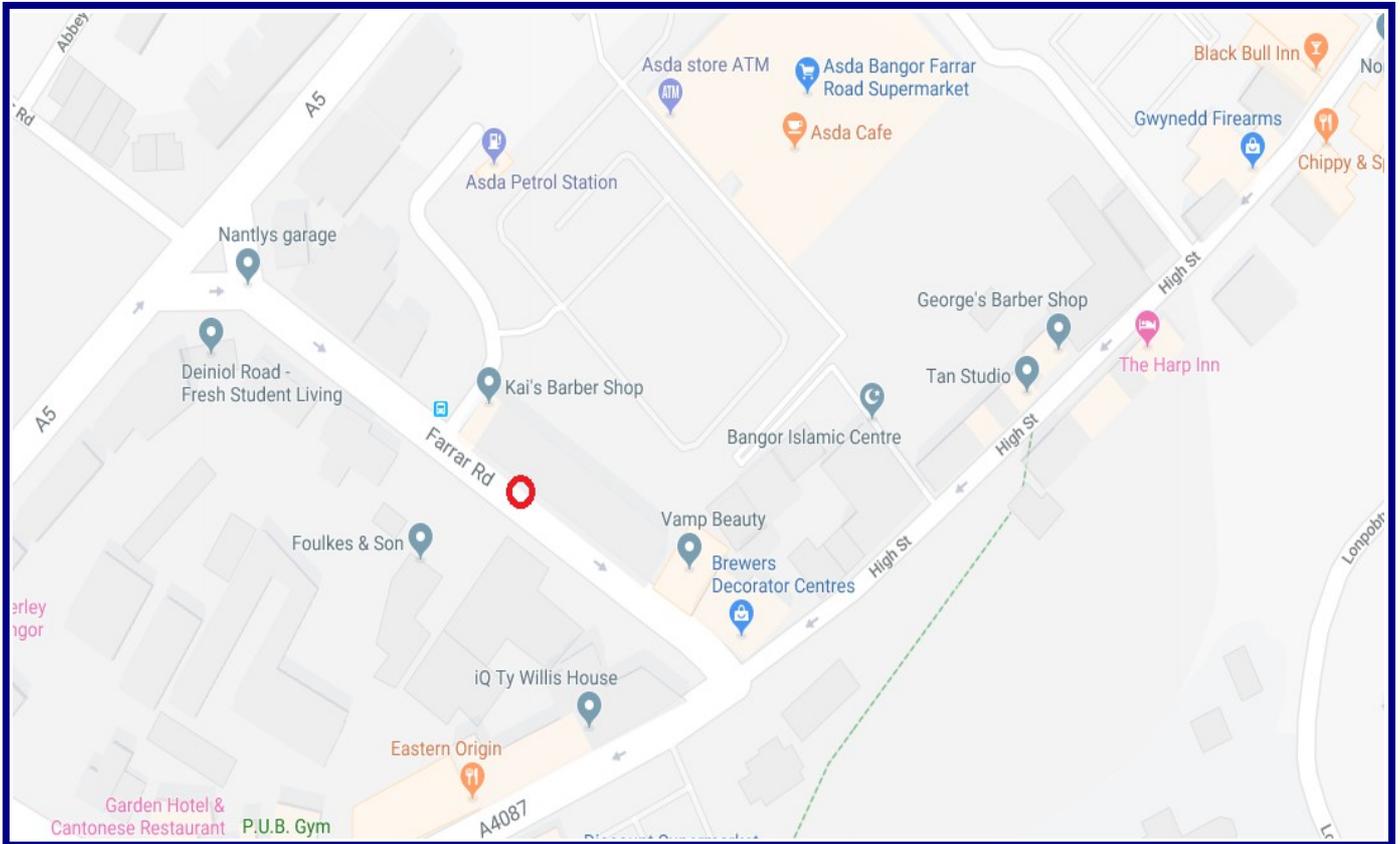
Prices, outgoing and rentals are exclusive of, but may be liable to, VAT.

## 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.

## SUBJECT TO CONTRACT

DTFW 13.09.18



## Viewing

Strictly by appointment through the agents, Wild Commercial Property

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