

**114 High Street  
Bangor  
LL57 1NS**

**WILD**  
COMMERCIAL PROPERTY

## SHOP TO LET



### Location

The shop is located on the High Street in the middle of Bangor. The property has a number of multiple retailers close by including New Look and Poundstretcher. The shop can be more readily identified from the attached plan.

### Description

This shop forms part of a large building containing approximately 120 student rooms. Internally the shop has a ground floor sales area with WC at the rear.

### EPC

The shop has an EPC rating of B - 50

### Accommodation

The shop has the following approximate areas:

GF Sales	64.90 sq m	698.75 sq ft
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### Tenure

The shop is to be let on a new full repairing and insuring lease for a term of years to be agreed.

### Rent

£12,500 pa

### Assessment

Verbal enquiries of the local authority indicate the shop has a rateable value of £8,300

### Legal Costs

Each party to be responsible for their own legal costs.

### VAT

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

