

5-7 BANGOR STREET CAERNARFON, LL55 1AE



TO LET

- Former Bank to let
- Prominent retailing location
- Close to Caernarfon town centre
- Busy tourist town
- Rental £10,000 pax

Chester

BA Commercial, 2 Friarsgate,
Grosvenor St, Chester, CH1 1XG

T 01244 351212

E enquiries@bacommercial.com

North Wales

BA Commercial, Hanover House,
The Roe, St Asaph, LL17 0LT

T 01745 330077

W www.bacommercial.com

5-7 BANGOR STREET

CAERNARFON, LL55 1AE

LOCATION

Bangor Street is a good retailing location on the edge of Caernarfon town centre and close to the Castle. There are a number of other occupiers close by including Williams & Goodwin Estates, Iceland and Peacocks.

The property can be more readily identified from the attached plan.

DESCRIPTION

The property comprises a ground floor sales area with a basement storage, safe, staffroom and male/female w/c's.

ACCOMMODATION/AREAS

UNIT	SQ M	SQ FT
GF Sales	92.06	991
Basement Storage / staff	46.28	498

RENTAL

£10,000 pax

RENT DEPOSIT

A rent deposit may be requested depending on credit check.

LEASE

The property is available on a new sub-lease outside the security provisions of the Landlord & Tenant Act and to expire by April 2023.

RATES

The VOA website confirms the property has a Rateable Value of £13,000.

Interested parties are advised to contact the Local Rating Authority, Gwynedd County Council, Business Rates Department

EPC

The Energy Performance Asset Rating for this property is D-84.

A full copy of the Energy Performance Certificate is available upon request from the agents.

VAT

All prices quoted are exclusive of but will be liable to Value Added Tax.

LEGAL COSTS

Each party is responsible for payment of their own legal costs incurred in documenting this transaction.

AGENTS NOTE

Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant 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.

CODE FOR LEASING BUSINESS PREMISES

The attention of Landlords and prospective Tenants is drawn to the "RICS Code for Leasing Business Premises" which came into effect 1st September 2020. The full RICS Professional Statement is available for viewing on our [website](#)

PLANS/PHOTOGRAPHS

Any plans or photographs forming part of these particulars were correct at the time of preparation and it is expressly stated that these are for reference, rather than fact.

VIEWING

Strictly by appointment through the sole agents BA Commercial, Chester 01244 351212. Ref: Jan 2022

Dan.wild@bacommercial.com 07701 049826

Mindy.bishop@bacommercial.com 07425 820035

SUBJECT TO CONTRACT

Chester

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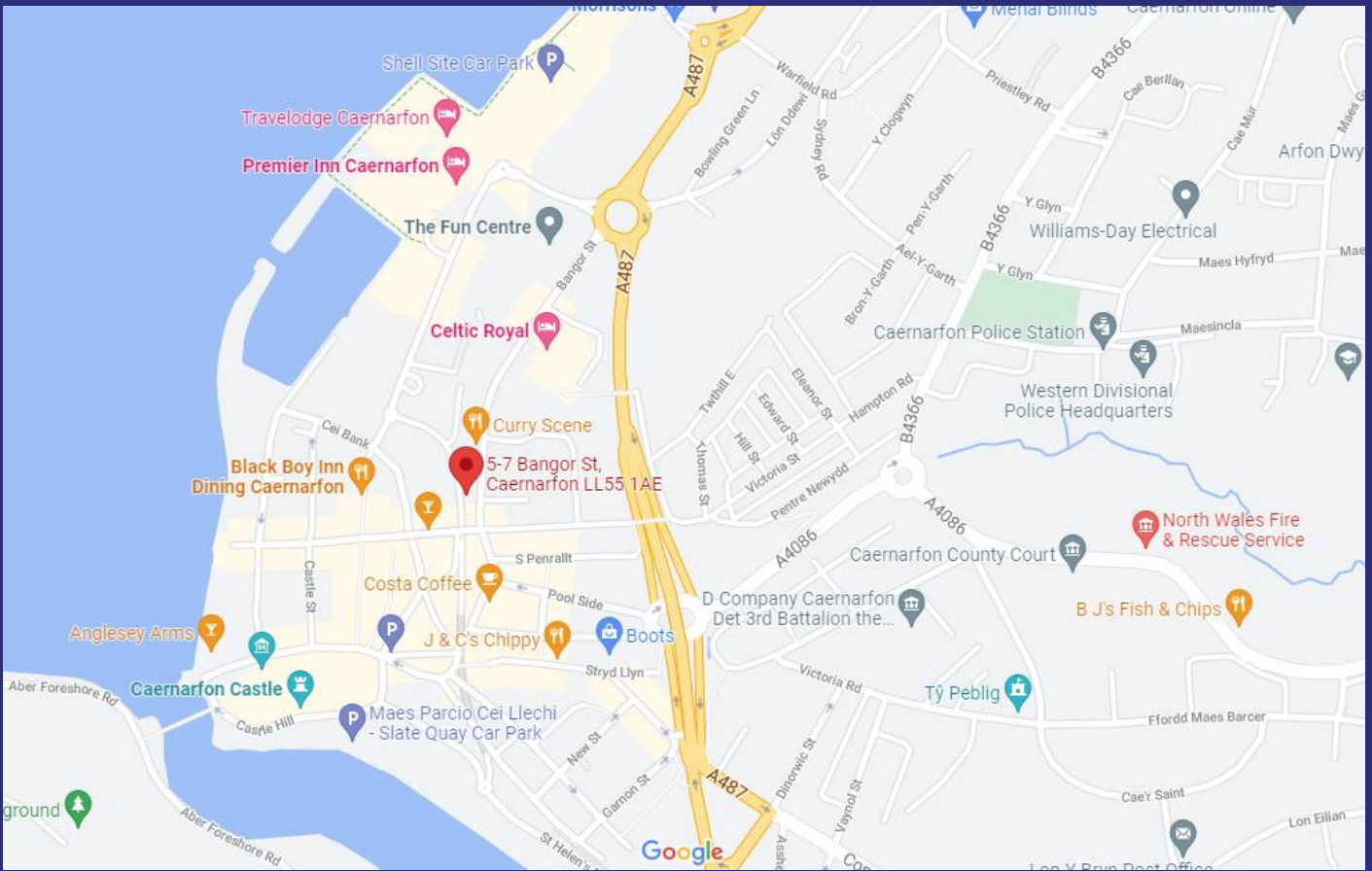
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IMPORTANT NOTICE

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