

30 DEAN STREET, BANGOR

LL57 1UR



## TO LET

- Second floor office to let
- Located in City centre

### Chester

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

T 01244 351212

E [enquiries@bacommercial.com](mailto:enquiries@bacommercial.com)

### North Wales

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

T 01745 330077

W [www.bacommercial.com](http://www.bacommercial.com)

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### LOCATION

The offices are located in an excellent location on Dean Street in the centre of Bangor. They are within easy access from the A5 which runs through the centre of Bangor. The location can be identified from the attached plan.

### DESCRIPTION

The offices are located on the second floor of a purpose built office in the centre of Bangor. There is a multistorey car park close by.

### ACCOMMODATION/AREAS

Rents are inclusive of service charge and utilities but exclusive of rates and VAT

	Sq Ft	Sq M	Rental Per week
Suite 5b3	192	17.84	£67

### LEASE

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

### RATES

Information on the rateable value can be made via Gwynedd Council.

### EPC

The EPC rating is available on request

### LEGAL COSTS

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

### VAT

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

### GRANT FOR NEW BUSINESSES

The Welsh Government has launched the Town Centre Entrepreneurship Fund as a pilot programme to provide financial assistance for entrepreneurs and businesses who are looking to start and grow a business in one of four town centres across North Wales – Bangor, Colwyn Bay, Rhyl and Wrexham. Please check the link below to see whether your business could be eligible:

<https://businesswales.gov.wales/business-wales-town-centre-entrepreneurship-fund>

### 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. Feb 2022

[dan.wild@bacommercial.com](mailto:dan.wild@bacommercial.com)

[Mindy.bishop@bacommercial.com](mailto:Mindy.bishop@bacommercial.com)

**SUBJECT TO CONTRACT**

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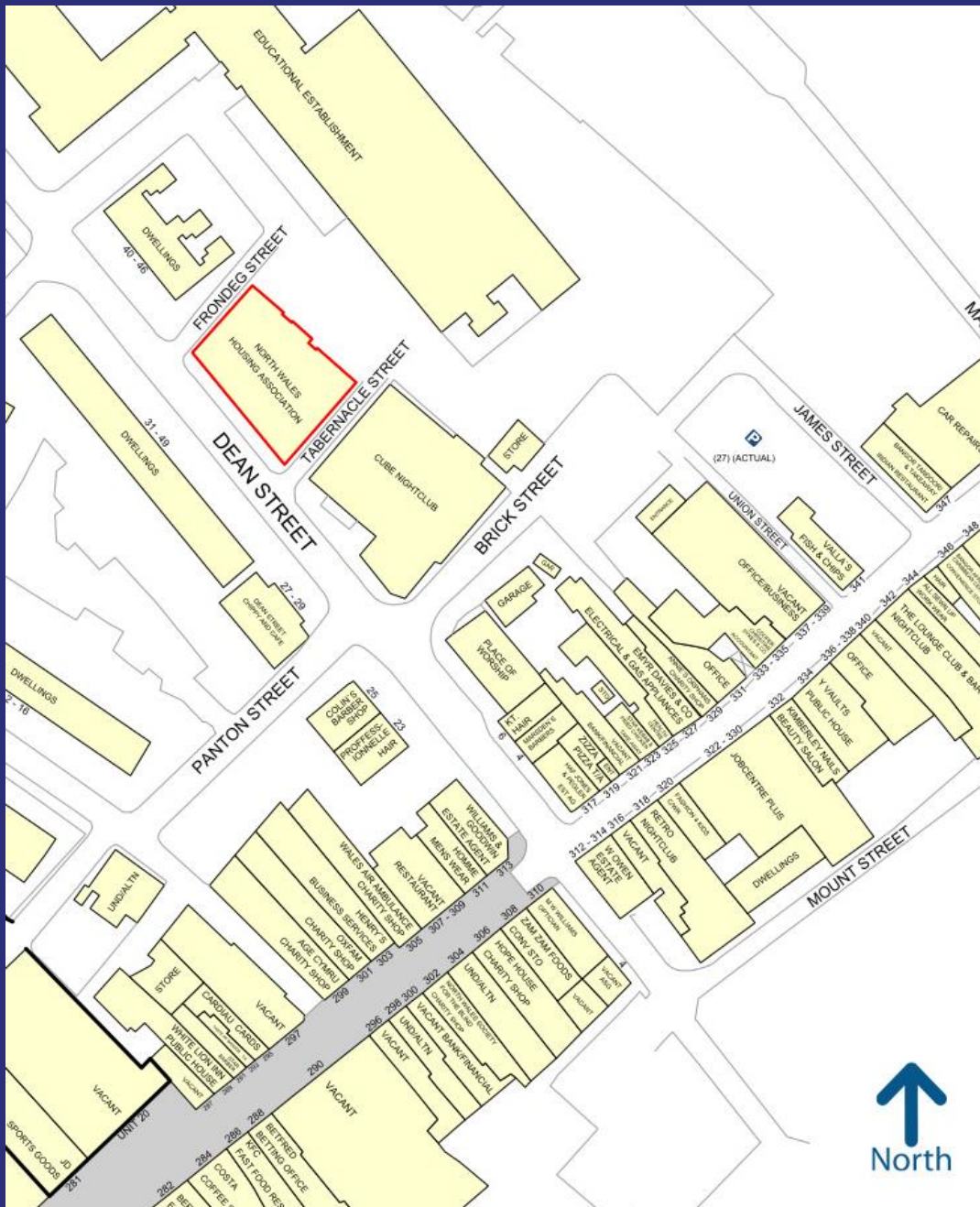
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### IMPORTANT NOTICE

BA Commercial conditions under which particulars are issued:

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- i. the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract.
- ii. all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact, but satisfy themselves by inspection or otherwise as to the correctness of each of them.
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