

**216 HIGH STREET
BANGOR, LL57 1NY**



TO LET

- Shop to let
- Good town centre retailing location
- Close to Pandora, Holland & Barratt & WHSmith
- Affordable rent

Chester

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

T 01244 351212

E enquiries@bacommercial.com

W www.bacommercial.com

BA Commercial
Chartered Surveyors

216 HIGH STREET

BANGOR, LL57 1NY

LOCATION

The shop is located in a good retailing location on a pedestrianised high street in the centre of Bangor. There are a number of multiple retailers close by including New Look, Pandora, Holland & Barratt and Gerrards.

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

DESCRIPTION

The shop comprises a 3 storey lock-up shop comprising ground floor sales area with store. There is further storage on the first and second and w/c facilities.

ACCOMMODATION/AREAS

	SQ M	SQ FT
GF Sales	72.09	776
GF Store	3.97	43
First floor	54.2	583
Second floor	40.63	437

RENTAL

£12,500 pax

RENT DEPOSIT

A rent deposit may be requested depending on credit check.

LEASE

The property is available on new full repairing and insuring lease for a term of years to be agreed, further details on application.

RATES

The VOA website confirms the property has a Rateable Value of £21,250

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

SERVICES

All main services are understood to be available or connected to the property subject to statutory regulations.

VAT

All prices outgoing and rentals are exclusive of but may be liable to Value Added Tax.

EPC

The Energy Performance Certificate is being prepared.

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

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.

Dan.wild@bacommercial.com 07701 049826

Mindy.bishop@bacommercial.com 07425 820035

SUBJECT TO CONTRACT

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

216 HIGH STREET BANGOR, LL57 1NY



IMPORTANT NOTICE

BA Commercial conditions under which particulars are issued:

Messrs BA Commercial for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are give notice that:

- 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.
- iii. no person in the employment of Messrs BA Commercial or any joint agents has any authority to make or give any representation or warranty whatever in relation to this property.
- iv. all rentals and prices are quoted exclusive of VAT.

Reproduced by the courtesy of the Controller of HMSO. Crown copyright reserved. Licence No. ES73291E

