



Location

Bangor is a university city located in North West Wales with a population of 18,800, 10,500 of which being students. The City is connected with direct trains to London from Bangor Station and the A455 provides links to Chester and Crewe by car.

The city's retail provision is centred around its two shopping centres (Deinuil and Menai Shopping Centres) as well as the High Street. The subject property is prominently located between both shopping centres, on the high street, with excellent exposure to entrances to both centres.

Accommodation

Ground Floor	1,116 sq ft	103.72 sq m
First Floor	625 sq ft	58.09 sq m
Second Floor	541 sq ft	50.28 sq m
Third Floor	324 sq ft	30.11 sq m
Total	2,606 sq ft	242.19 sq m

Lease Term

The property is available by way of a new lease for a term to be agreed, subject to 5 yearly upward only reviews.

Rent

£28,000 per annum exclusive

Rates

Rateable Value	£28,500 (2017)
UBR	0.48 (2018/19)

Interested parties are advised to contact the local authority to confirm their liabilities and any transitional relief.

Energy Performance Certificate

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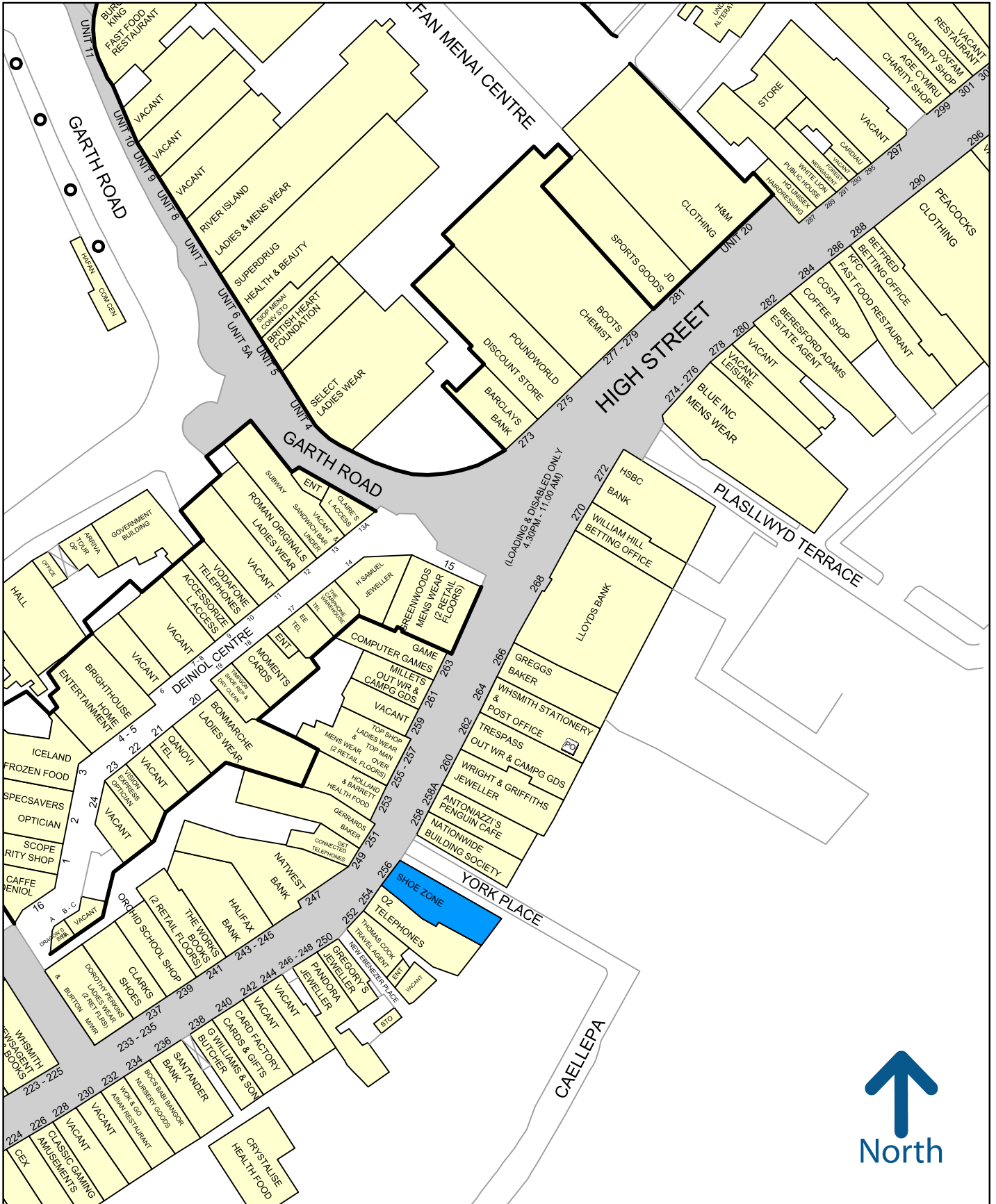
Costs

Each party is responsible for their own legal and professional costs incurred in this transaction.

Contact

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50 metres

Experian Goad Plan Created: 10/10/2017
Created By: Kitchen LaFrenais Morgan



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