

BANGOR

297 High Street

By way of Assignment



Location

The property is located in a secondary trading location along the pedestrianised High Street. Nearby retailers in close proximity include **H & M Kids, JD Sports, Boots, Cash Converters, Oxfam, Peacocks** and **Costa**. The exact location can be identified on the attached plan.

Lease

The property is available by way of an assignment or sub-letting of the existing full repairing and insuring lease due to expire 3 October 2021.

Rent

The current rent passing is **£42,000 per annum exclusive**. A sub-lease is also available, further details on request.

Terms

Incentives available, subject to covenant status.

Business Rates

Verbal enquiries to Gwynedd Council confirm the property is assessed as follows:-

Rateable Value £16,250

Interested parties are advised to make their own enquiries on 01766 771000.

Accommodation

Internal Width	27' 11"	8.51 m
Shop Depth	87' 10"	26.86 m
Ground Floor	2,273 sq.ft.	211.2 sq.m.
GF Office	151 sq.ft.	14.0 sq.m.
First Floor	2,113 sq.ft.	196.3 sq.m.
Second Floor	2,353 sq.ft.	218.6 sq.m.

EPC

The rating for this property is D84.

Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction.

Photographs and plans

Any photographs and plans attached to these particulars were correct at the time of production and are for reference, rather than fact.

Viewing

Strictly by appointment through the sole agents, Emanuel Oliver on 0151 236 6700.

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MISREPRESENTATION ACT 1967 (Conditions under which particulars are issued.) Emanuel Oliver for themselves and the vendors/lessors of this property whose Agents they are given notice that these particulars do not constitute any part of an offer or contract, that all statements contained in these particulars as to this property are made without responsibility and are not to be relied on as statements or representatives of fact and that they do not make or give any representation or warranty whatsoever in relation to this property. Any intending purchaser/ lessees must satisfy themselves by inspection or otherwise as to correctness of each of the statements contained in these particulars.