

# 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  
 Rates Payable (18/19)       £8,352.50

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.

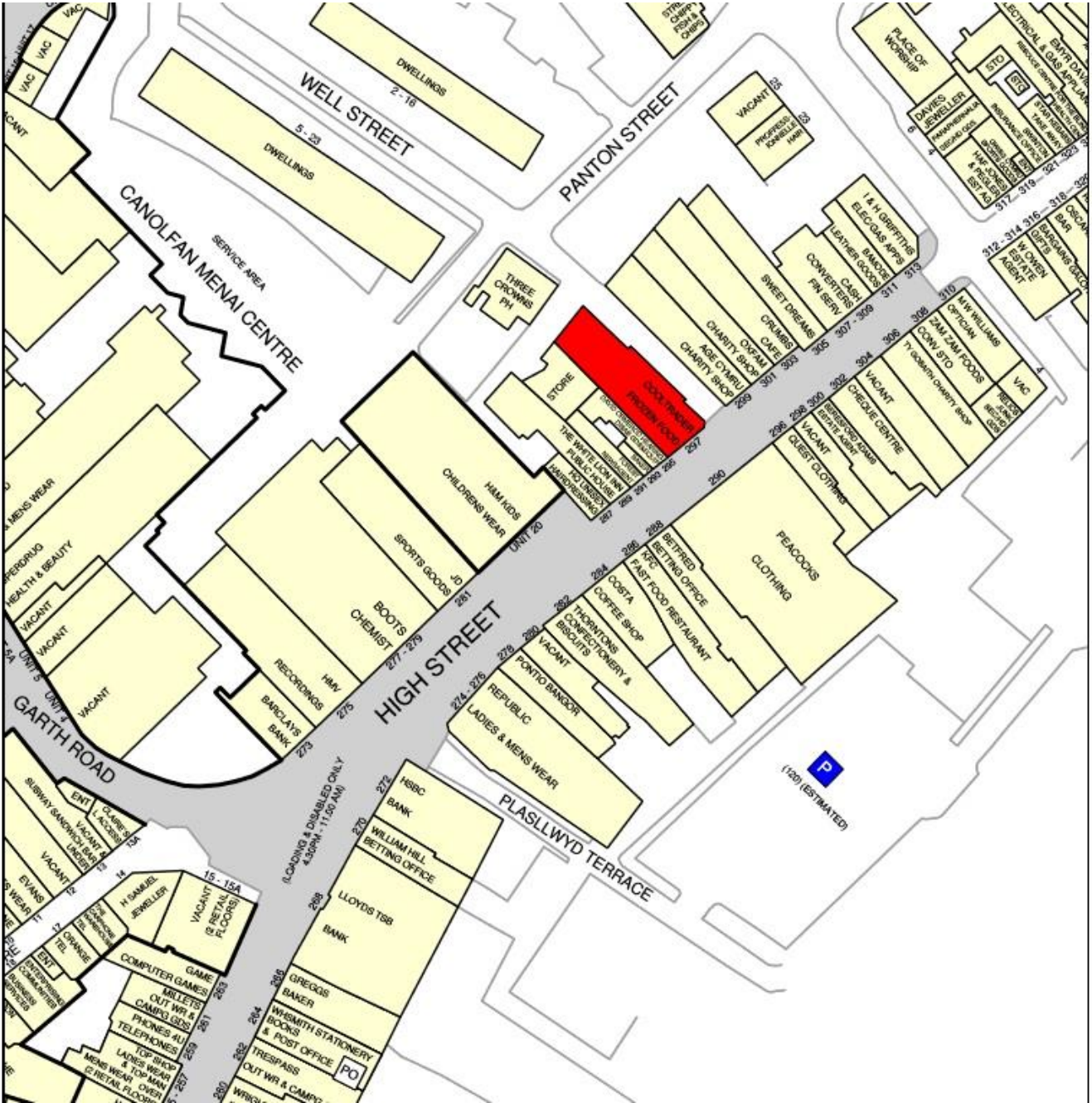
### Photographs and plans

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.

[dan@emanueloliver.com](mailto:dan@emanueloliver.com)



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