

BANGOR

290/294 High Street

By way of Assignment or
Sub lease

staff unaware & confidential



Location

The property is situated in a within the pedestrianised High Street. Nearby retailers in close proximity include **H & M Kids**, **JD Sports**, **Boots**, **Cash Converters**, **Oxfam**, 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 11 December 2020.

Rent

The current rent passing is **£54,500 per annum exclusive**. A sub-lease is also available, further details on request.

Business Rates

Verbal enquiries to Gwynedd Council confirm the property is assessed as follows:-
Rateable Value £102,000

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

Accommodation

Ground Floor	6,056 sq.ft.	562.7 sq.m.
First Floor	2,263 sq.ft.	210.3 sq.m.
Second Floor	2,093 sq.ft.	194.5 sq.m.

EPC

The rating for this property is D93.

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.

simon@emanueloliver.com



Bangor (Gwynedd)



50 metres

Experian Goad Plan Created: 23/04/2019
 Created By: Emanuel Oliver Ltd



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