

BANGOR

256 High Street

FOR SALE / TO LET



Location

The property is situated in a within the pedestrianised High Street. Nearby retailers in close proximity include **O2, Gerrard's Bakery, Pandora, Holland & Barrett, WHSmith, and Trespass.** The exact location can be identified on the attached plan.

Lease

The whole property is available by way of a new Full Repairing and Insuring lease at a rent of **£15,000** pax.

Sale

Alternatively, the premises are available by way of a sale with full vacant possession at a price of **£195,000.**

Business Rates

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

Rateable Value £28,500

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

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.

EPC

The rating for this property is D81.

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, Dan Oliver of Emanuel Oliver on 0151 236 6700.

dan@emanueloliver.com



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.