

# BANGOR

**256 High Street**

**FOR SALE / TO LET**



## Location

The property is situated within the pedestrianised High Street. 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 to purchase 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

<b>Ground Floor</b>	<b>1,116 sq.ft.</b>	<b>103.72 sq.m.</b>
<b>First Floor</b>	625 sq.ft.	58.09 sq.m.
<b>Second Floor</b>	541 sq.ft.	50.28 sq.m.
<b>Third Floor</b>	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.

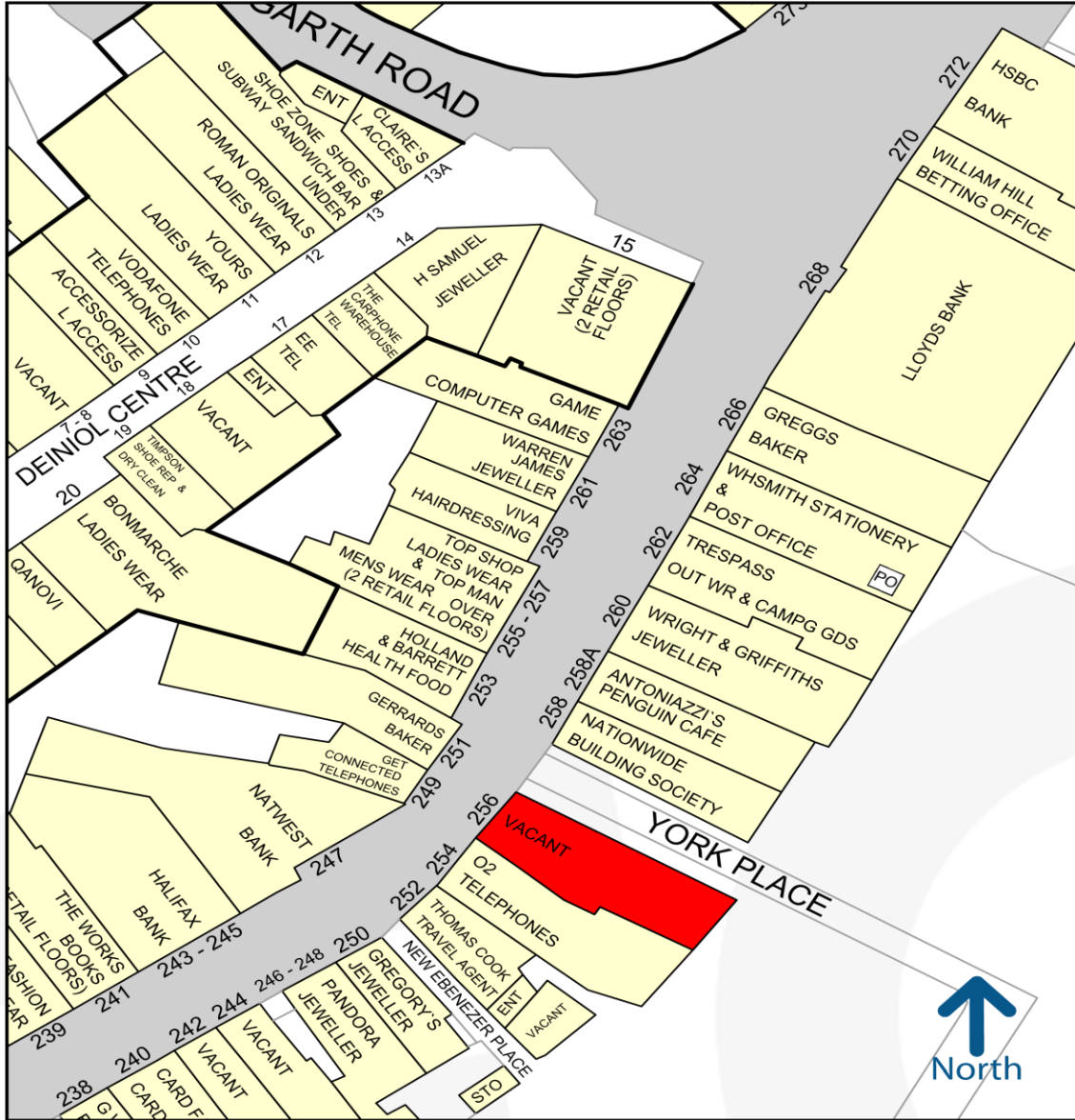
## Photographs and plans

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 on 0151 236 6700.

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



Experian Goad Plan Created: 29/08/2019  
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