

RAPLEYS

TO LET Retail Unit

rapleys.com
0370 777 6292

255-257 High Street, Bangor LL57 1PA

CONTACT **Matthew Guest**
07810 698175 | matthew.guest@rapleys.com

Jonathan Jones
07917 032674 | jonathan.jones@rapleys.com



Prominent high street unit

£55,000 per annum

Nearby occupiers include
Greggs, Holland & Barrett,
Nationwide and **Trespass**

Excellent retail position in the
pedestrianised section of the
High Street

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Location

Bangor is a city in northwest Wales. It is a university city with around 10,000 students. The A55 runs immediately to the south of Bangor, providing a route to Holyhead and Chester.

Description

The property occupies a prime trading location within the heart of the pedestrianised section of the High Street in close proximity to the Deiniol Shopping Centre. Nearby national retailers include **Greggs, Holland & Barrett, Lloyds, Nationwide, Natwest, Pandora, Warren James** and **WH Smith**.

Accommodation

The property comprises the following approximate floor areas:

	Sq m	Sq ft
Ground floor sales	214.70	2,602
Ground floor ancillary	17.30	186
First floor sales	120.00	1,292
First floor ancillary	41.30	445
Total	393.30	4,525

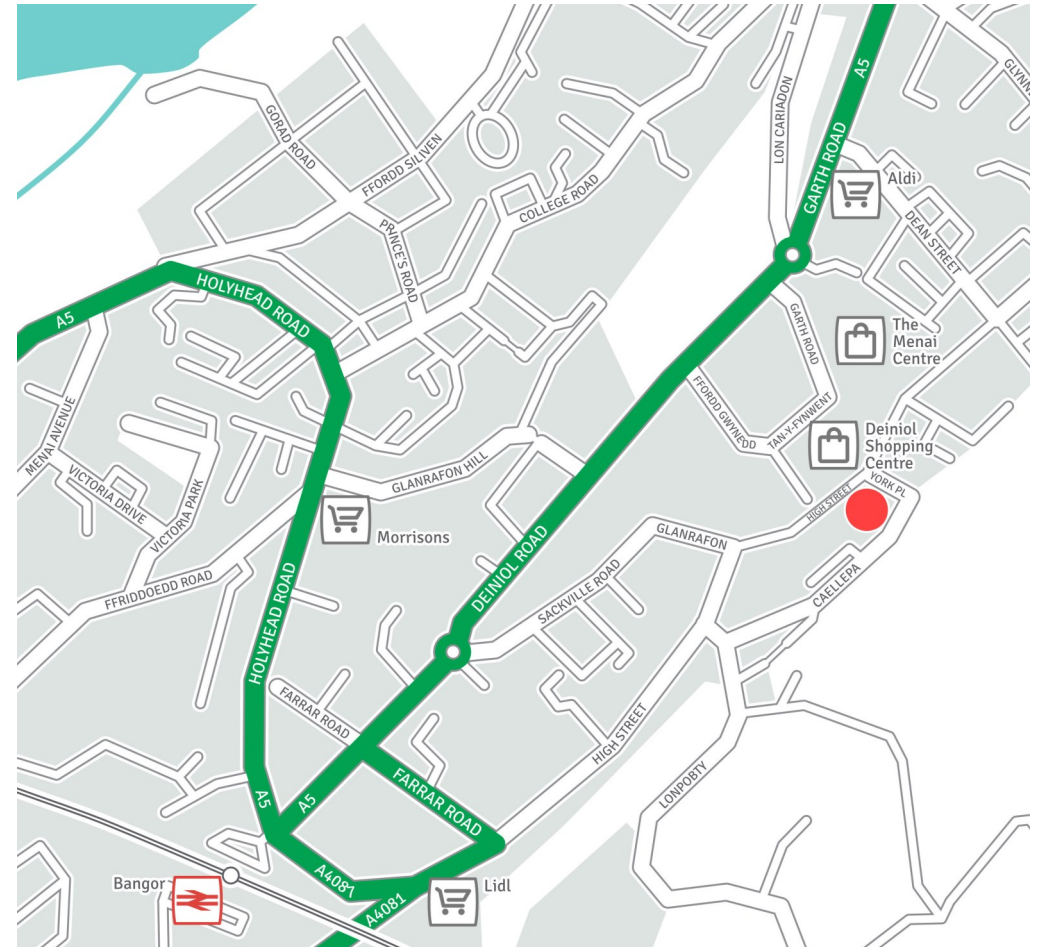
Note: The above areas have been calculated in accordance with the RICS Code of Measuring Practice on an approximate net internal basis and must be verified by interested parties. Unless otherwise stated, the site areas/dimensions are scaled from the Promap Mapping System and must be verified by interested parties.

Tenure

Leasehold.

Terms

To be agreed.



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Rating

We are advised that the Rateable Value for the property is £58,500 and the UBR for 2019/20 is 50.4p in the £. Interested parties are advised to make their own enquiries to the local authority regarding the rates liability and any reliefs that may be available. Further information is also available on www.gov.uk/calculate-your-business-rates.

Energy Performance

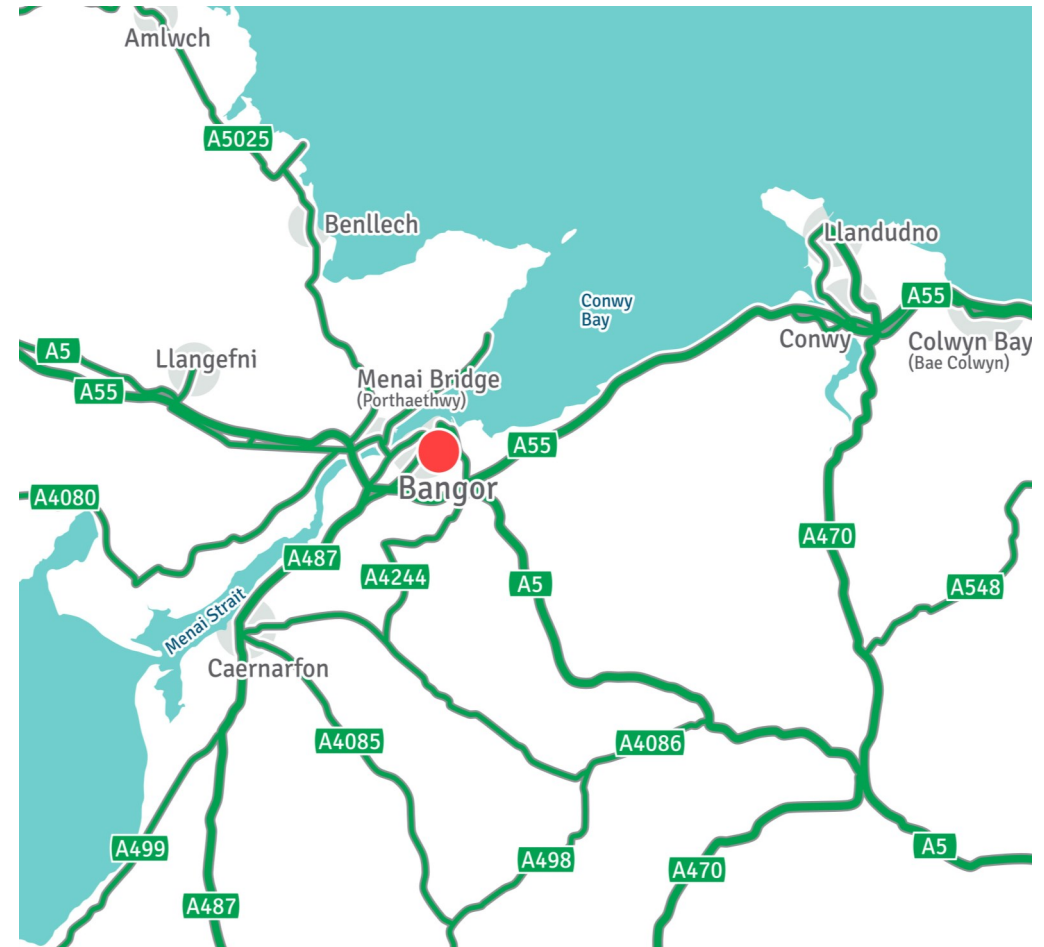
Energy Performance Asset Rating: D.

VAT

All figures quoted are exclusive of Value Added Tax which will be charged at the prevailing rate.

Viewing

Strictly by appointment via the sole agents.



Rapleys LLP is registered as a Limited Liability Partnership in England and Wales. Registration No: OC308311. Registered Office at Falcon Road, Hinchingsbrooke Business Park, Huntingdon, PE29 6FG. Regulated by RICS.

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