

# BANGOR

## 228 HIGH STREET

### PROMINENT SHOP UNIT TO LET/MAY SELL

#### LOCATION

The property occupies a prominent trading location with nearby multiple retailers including **British Heart Foundation, Thomson, Sports Direct, WH Smith, Burtons, Clarks, The Works, Card Factory, Santander, Wok & Go** and the **Principality Building Society**.

#### ACCOMMODATION

The premises are arranged on ground, first and second floors with the following approximate areas and dimensions:-

Internal width	13'11"	4.24m
Shop depth	60'1"	18.31m
Ground floor sales	826 sq ft	76.7 sq m
Ground floor storage	27 sq ft	2.5 sq m
First floor ancillary	278 sq ft	25.8 sq m
Second floor ancillary	381 sq ft	35.4 sq m

#### LEASE

The property is to be made available by way of a new full repairing and insuring lease for a term to be agreed, subject to periodic upward only rent reviews and offers are invited in the region of **£20,000** (twenty thousand pounds) p.a.x.

OR:

#### FREEHOLD

Our clients would consider a freehold disposal with full vacant possession upon completion, and offers in the region of **£225,000** (two hundred and twenty five thousand pounds) subject to contract and exclusive of VAT are sought.

#### ASSESSMENTS

Enquiries with the Valuation Office indicate the premises are assessed for rating purposes as follows:-

Rateable Value	£21,000
UBR 2017/2018	49.9p
Rates Payable 2017/2018	£10,479

For verification purposes prospective tenants are advised to make their own enquiries with Gwynedd Council (01766 771000)



#### PHOTOGRAPHS/PLANS

Any photographs and plans attached to these particulars were correct at the time of production and are for reference rather than fact.

#### EPC

The property has a rating of E105. A certificate and recommendations are available on request.

#### VAT

Prices, outgoings and rentals are exclusive of, but may be liable to, VAT.

#### LEGAL COSTS

Each party are to be responsible for their own legal costs incurred in this transaction.

#### VIEWING

By appointment through

Hugh Ockleston of Ockleston Bailey

**01244 403444**

**E-mail: [hugh@ocklestonbailey.co.uk](mailto:hugh@ocklestonbailey.co.uk)**

#### SUBJECT TO CONTRACT

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