



# TO LET

## PRIME SHOP PREMISES

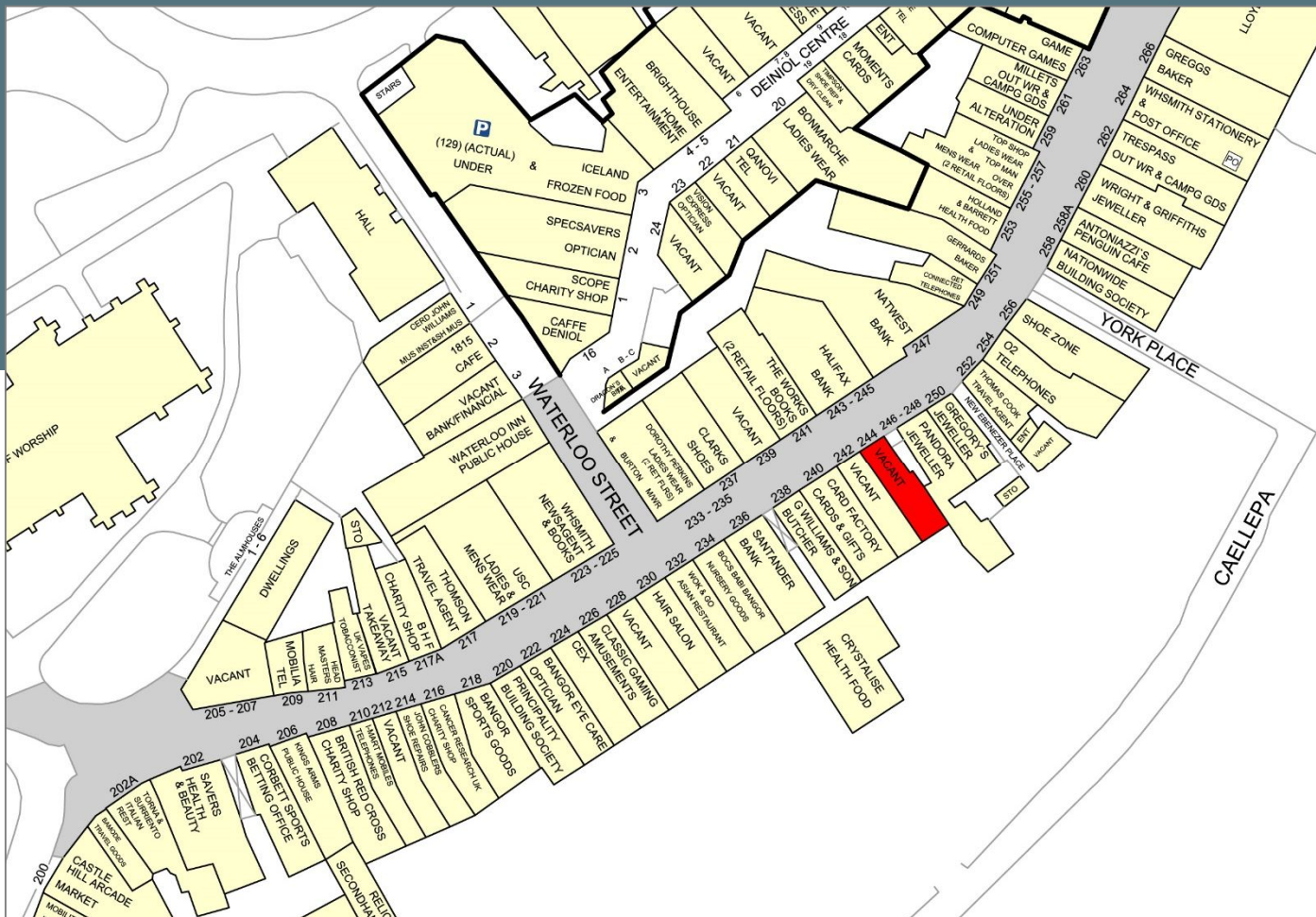
## Ground Floor Sales 636 sq.ft.

244 High Street, Bangor LL57 1PA

- Busy University town with a district population of approximately 50,000 residents
- Prime trading position in the centre of the pedestrianised section of High Street
- Situated over ground and first floor levels
- National retailers in the immediate vicinity include Debenhams, Boots the Chemist, Republic, Clarks, Burton Menswear, Boots Opticians, JD Sports, The Works, Top Shop, Card Factory, and WHSmith.

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**Areas**

Built Frontage	4.0 m	13'0"
Internal Width	3.5 m	11'6"
Sales Depth	15.4 m	50'6"
Ground Floor Sales	59.1 m <sup>2</sup>	636 ft <sup>2</sup>
Ground Floor Ancillary	13.6 m <sup>2</sup>	146 ft <sup>2</sup>
First Floor	69.7 m <sup>2</sup>	750 ft <sup>2</sup>

**Tenure**

Available by way of a new full repairing and insuring lease for a term of years to be agreed, subject to 5 yearly upward only rent reviews.

**Rent**

£15,850 per annum exclusive of Rates, VAT, Service Charge and all other outgoings.

**Rates**

Rateable Value £17,500

**EPC**

E121

**Legal Costs**

Each party to be responsible for their own legal costs.

**Viewing**

Strictly through the agent:

Rob Markland

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m. 07798 576 808

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Or through our joint agents BA Commercial,  
Contact: Gareth Williams, Tel: 01745 330 077