



**SITUATION**

Occupying a prominent trading position within the heart of the pedestrianised town centre, adjacent to **Costa Coffee** and opposite **H&M, JD Sports** and **Boots** which form part of the Menai Centre. Other nearby multiple retailers include **Caffé Nero, Poundland, Peacocks, William Hill, Greggs** and **WH Smith**.

Bangor is a University City and provides the gateway to Anglesey and Ogwen Valley. The City is served by the main A55 (North Wales Coastal Expressway) being 9 miles north-east of Caernarfon and 20 miles west of Colwyn Bay.

**PROPERTY**

A mid terrace building comprising a **Ground Floor Shop** with separate front access to **Self-Contained Offices** on the first and second floors.

**VAT is NOT payable in respect of this Lot**

**FREEHOLD**

**TENANCIES & ACCOMMODATION**

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop	Gross Frontage 30'4" Internal Width 20'8" (narrowing at rear) Shop Depth 64'11" Built Depth 75'8" Area Approx. 1,360 sq ft WC	<b>Countrywide Estate Agents (t/a Beresford Adams)</b> <b>(See Tenant Profile)</b>	10 years from 2nd March 2015	£22,500	FRI <b>Rent Review &amp; Tenant's Break 2020</b>
First & Second Floor Offices	Not Inspected		250 years from completion	£250	FRI
<b>TOTAL</b>				<b>£22,750</b>	

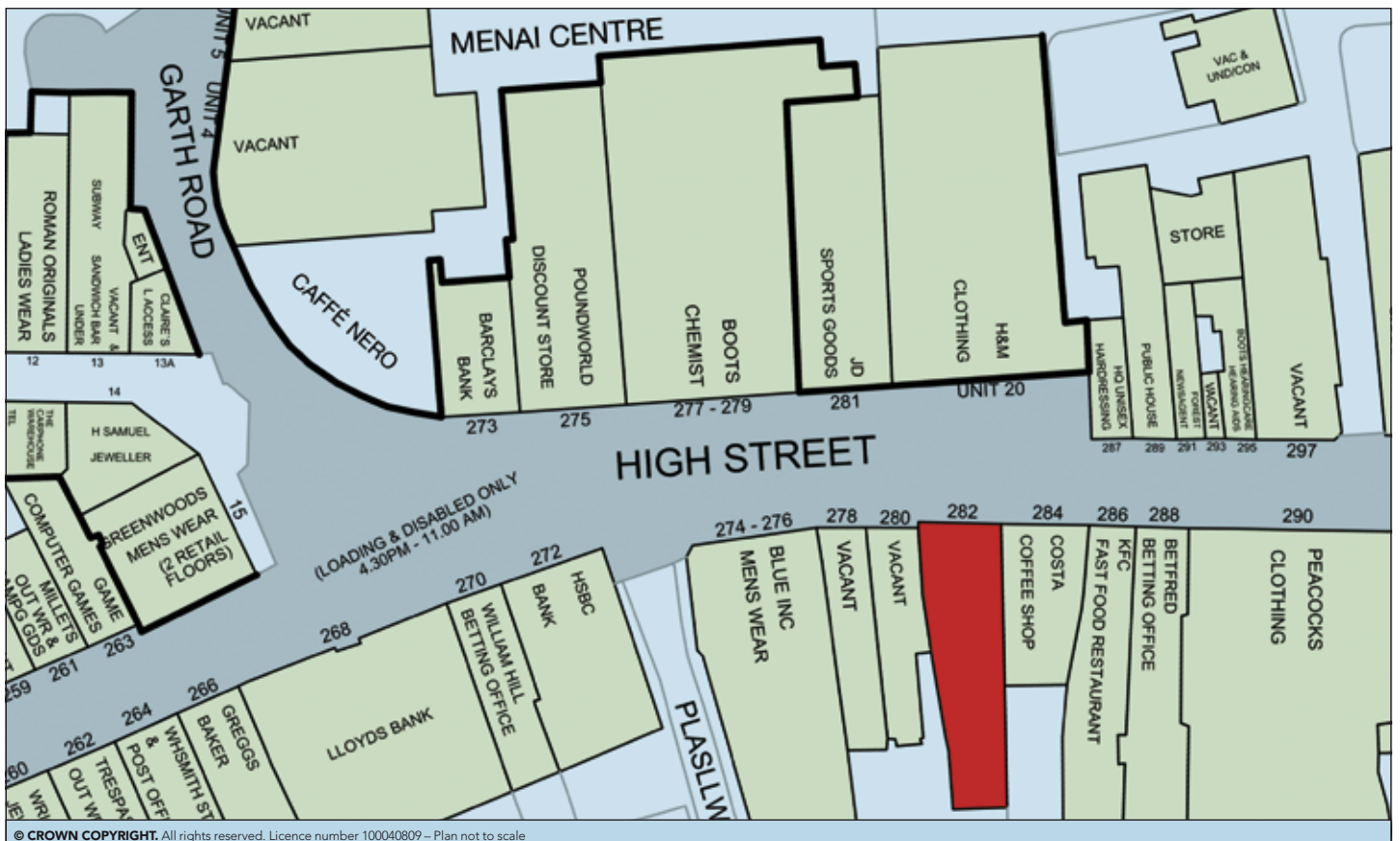
**£22,750 per annum**

The Surveyors dealing with this property are **ROY TAMARI** and **STEVEN GROSSMAN**

\* Refer to Point 9 in the 'Notice to all Bidders' page

**TENANT PROFILE**

For Y/E 31/12/14 **Countrywide Estate Agents** reported a T/O of £368m, Pre-Tax Profit £59.7m and Shareholders' Funds £132m. The **Countrywide Group** are the UK's largest property services with 1,500 locations across more than 50 brands (Source: www.countrywide.co.uk).



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**VENDOR'S SOLICITORS**  
Waller Pollins Goldstein - Tel: 020 8238 5858  
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FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE  
The successful Buyer will be liable to pay the Auctioneers an administration fee of £500 (including VAT) upon exchange of contracts