

View opposite Property



**SITUATION**

Occupying a prominent trading position within the heart of the pedestrianised town centre, opposite **H&M, JD Sports** and **Boots** which form part of the Menai Centre. Other nearby multiple retailers include **Costa Coffee, Caffè Nero, Poundland, Peacocks, William Hill, Greggs** and **WH Smith**. Bangor is a University City and provides the gateway to Anglesey and Ogwen Valley and being approx. 20 miles west of Colwyn Bay.

**PROPERTY**

A mid terrace building comprising a **Ground Floor Shop** with separate rear access to **2 Self-Contained Flats** on the first and second floors.

**VAT is NOT applicable to this Lot**

**FREEHOLD**

**TENANCIES & ACCOMMODATION**

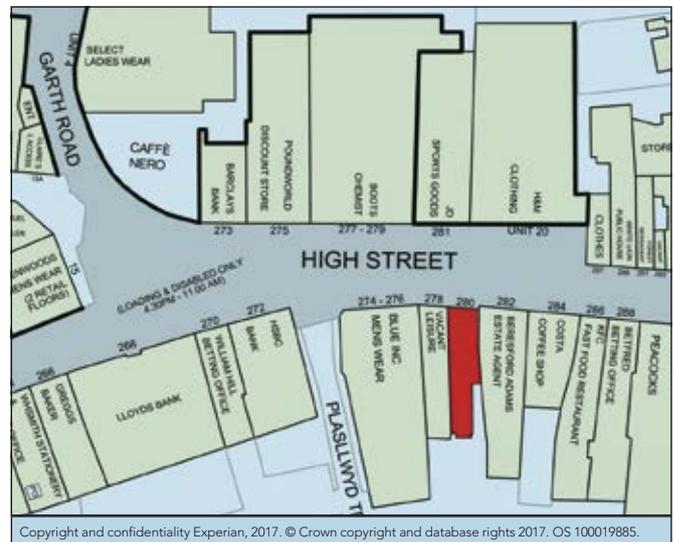
Property	Accommodation <sup>1</sup>	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop	Internal Width 16'5" Shop Depth 43'11" Sales Area Approx. 723 sq ft Storage Area Approx. 270 sq ft WC	<b>C. Davey (Stuffed Teddy Bear Workshop) (Having 2 branches)</b>	5 years from 27th October 2017	£12,000	Effectively FRI <b>£3,000 Rent Deposit held.</b>
First & Second Floors	2 Flats - Not inspected	K. Goatcher	999 years from 8th August 2017	Peppercorn	FRI
<b>TOTAL</b>				<b>£12,000</b>	

<sup>1</sup> Not inspected by Barnett Ross. Areas and measurements provided by Vendor.

**Note: Completion on 29th January 2018.**

The Surveyors dealing with this property are **STEVEN GROSSMAN** and **JONATHAN ROSS**

\* Refer to Points 9 & 10 in the 'Notice to all Bidders' page.



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**VENDOR'S LICITATORS**  
Axiom Stone - Tel: 020 8951 6984  
Ref: Ms Jaymini Ghelani - Email: jg@axiomstone.co.uk

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 £750 (including VAT) upon exchange of contracts