



## SITUATION

Occupying a prominent trading position within the heart of this pedestrianised town centre, adjacent to **Holland & Barrett** and amongst other nearby multiple retailers including **Costa Coffee, Caffé Nero, O2** and **Peacocks**. In addition, the property is under 75 yards away from the Menai Centre which houses such retailers as **JD Sports** and **Boots**.

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 terraced building comprising a **Double Fronted Retail Unit (Former Topshop Store)** planned on the ground and first floors together with a **Basement**. In addition, there is a lift that serves the ground and first floor.

VAT is applicable to this Lot

## ACCOMMODATION<sup>1</sup>

<b>Ground Floor</b>	
Gross Frontage	35'3"
Sales/Ancillary Area	Approx. 2,734 sq ft
<b>Basement</b>	
Not inspected – restricted head height	
<b>First Floor</b>	
Sales/Ancillary Area	Approx. 1,750 sq ft
WCs	
<b>Total Area</b>	<b>Approx. 4,484 sq ft</b>

<sup>1</sup>Not inspected by Barnett Ross. Areas taken from VOA.

## FREEHOLD offered with VACANT POSSESSION

**Note 1: There is potential to convert the first floor into Residential Use. In addition, there may be potential to construct a second floor for additional residential accommodation, subject to obtaining the necessary consents.**

**Note 2: There is a 6 week completion.**

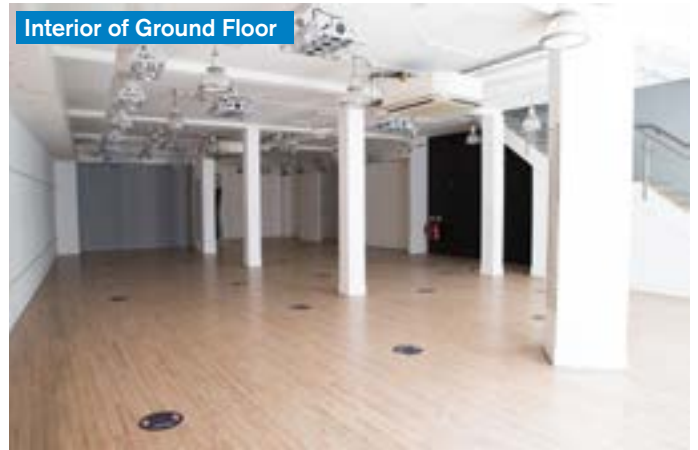
# Vacant Town Centre Retail Unit

The Surveyors dealing with this property are  
**Steven Grossman** and **Elliott Greene**

## Vendor's Solicitors

Bower Bailey  
Tel: 01865 311 133 Ref: Creagh Masterson-Jones  
Email: cmasterson-jones@bowerbailey.co.uk

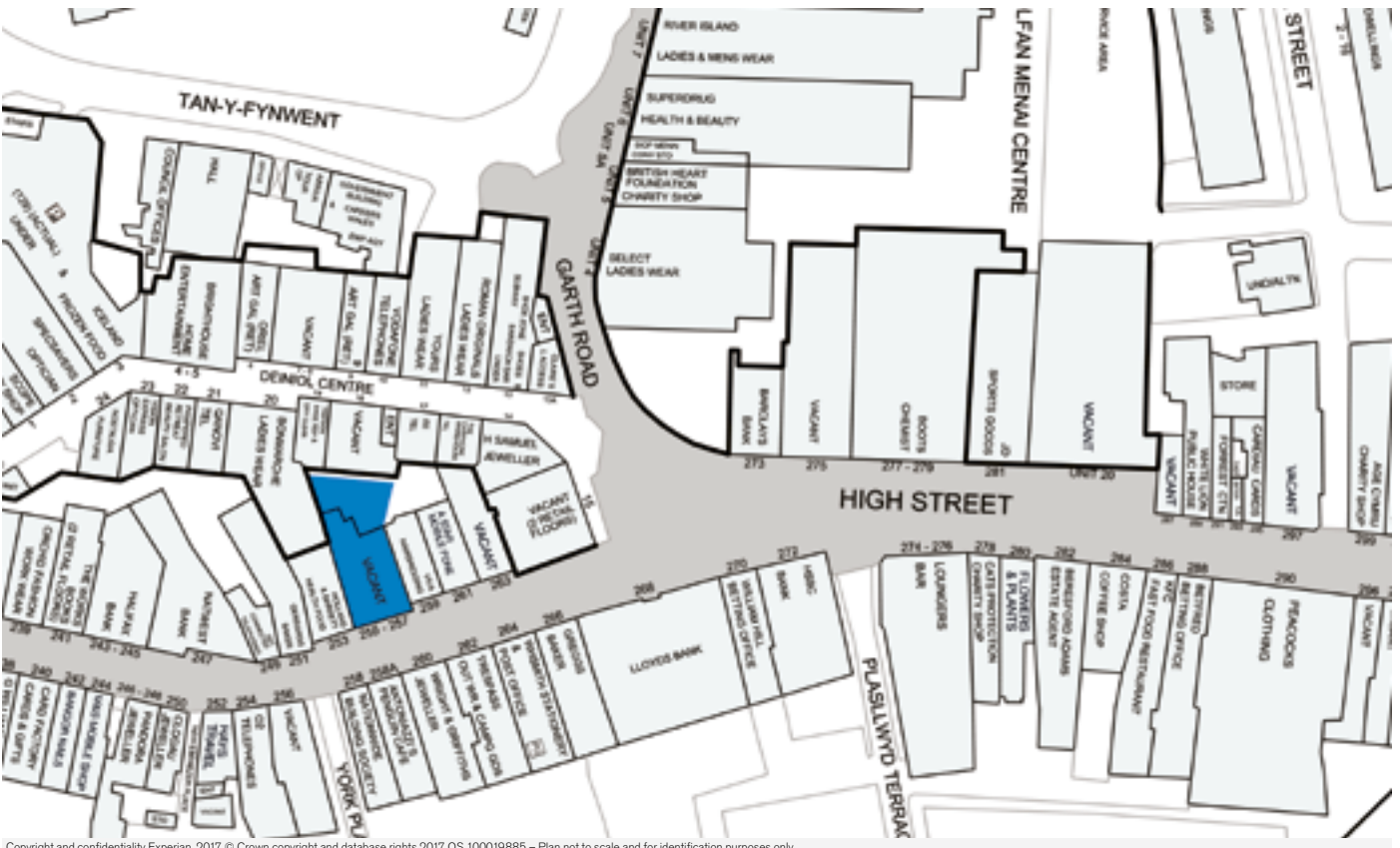
The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,000 (including VAT) upon exchange of contracts  
**\*Refer to points 9 and 10 in the 'Notice to all Bidders'**



Interior of Ground Floor



The Property



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