



SITUATION

Occupying a prominent trading position within the heart of this pedestrianised town centre, adjacent to **Greggs** with other nearby multiple retailers include **Costa Coffee, Caffé Nero, Poundland** and **Peacocks**. In addition, the property is under 50 yards 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 being approx. 20 miles west of Colwyn Bay.

PROPERTY

Two adjoining mid terraced buildings comprising **2 Large Ground Floor Retail Units** each with **Ancillary Accommodation** on the first and second floors. In addition, the property includes a rear yard.

VAT is applicable to this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation ¹	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
No. 264a	Ground Floor Retail Unit Gross Frontage 25'0" Built Depth 107'0" Area Approx. 2,424 sq ft First Floor Ancillary Area Approx. 890 sq ft Second Floor (Unused and not demised to WH Smith) Total Area Approx. 3,314 sq ft plus Second Floor	WH Smith Retail Holdings Limited (which includes a Post Office) (Having over 600 stores on the high street and another 600+ stores at airports, train stations, hospitals and motorway services)	5 years from 22nd September 2021 (renewal of a previous lease – in occupation since 2006)	£30,000 (previously let at £67,500 p.a. prior to the lease renewal)	FRI Tenant's Break September 2024 subject to 6 months prior notice and a 6 month (£15,000) rent penalty to be paid to the Freeholder.
No. 262	Ground, First & Second Floors Not inspected	Individual (Sublet to Trespass)	999 years from 27th June 2012	Peppercorn	FRI
				Total: £30,000	

¹Not inspected by Barnett Ross. Areas taken from VOA.

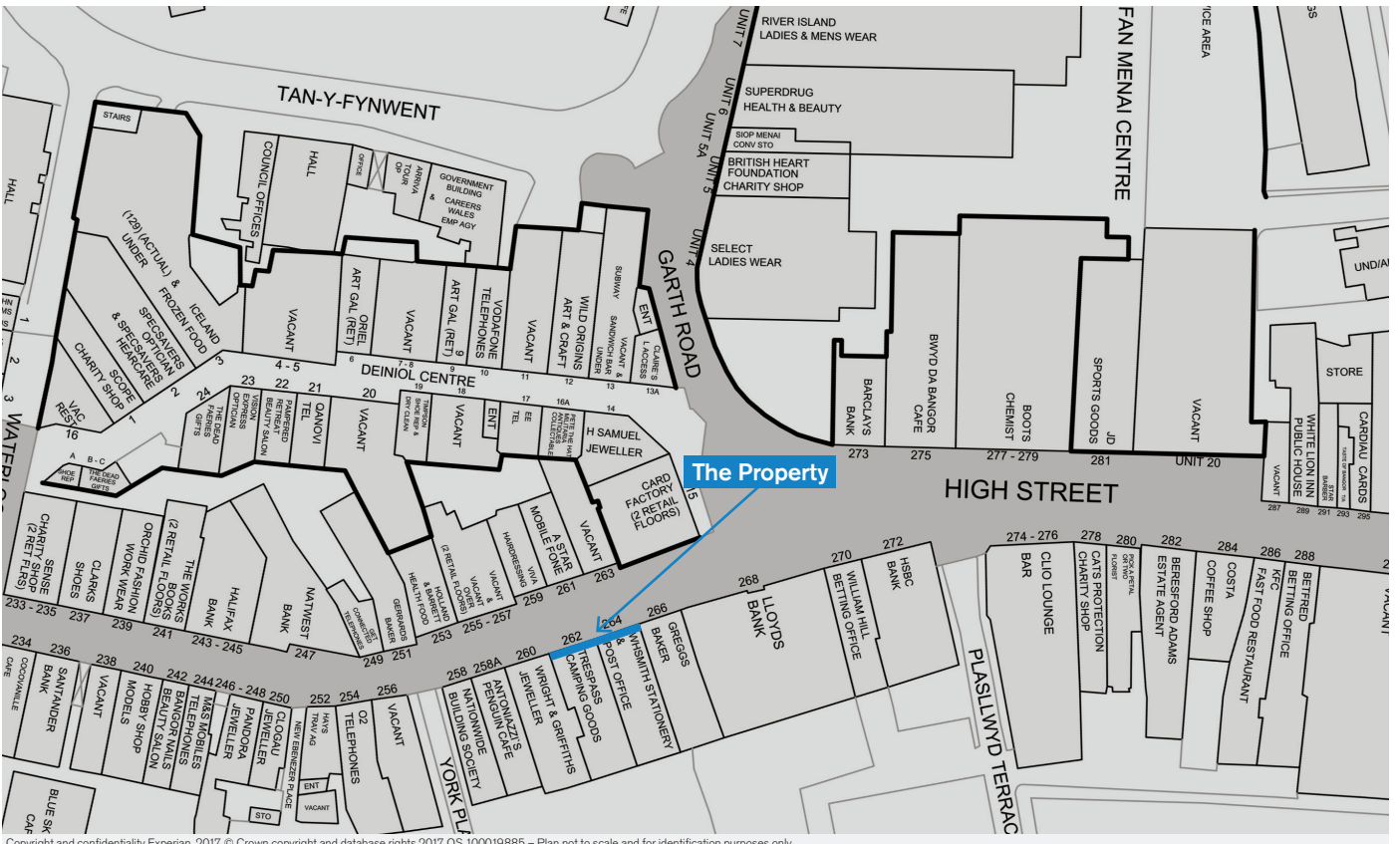
£30,000 per annum

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

Vendor's Solicitors

Solomon Taylor & Shaw
 Tel: 020 7431 1912 Ref: Scott Atkinson
 Email: scott@solts.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'**



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Interior view



Interior view