

Ref: SD 2568a

## **New Lease Available - £75,000**

**Units 1 and 2, Caernarfon Road, Bangor**



The property is located some 2 miles south west of the town centre on the A4087 Caernarfon Road, which is close to junction 10 of the A55 expressway.

**NEW LEASE AVAILABLE**  
**£75,000 PLUS VAT**

**CALL US 01492 534881**

**St. Davids Commercial**  
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**St Davids Property Management Ltd.**  
Address as Above  
Co. Reg. No. 02625193

The property has been measured in accordance with the RICS Code of Measuring practice (6th Edition) and comprises a Net Internal Area of:

**UNIT 1 – 2850 square feet**

Mezzanine Floor – 740 square feet

NEW LEASE £55,000.00 plus VAT

**UNIT 2 – Ground Floor 2285 square feet**

NEW LEASE £35,000.00 plus VAT

There are 15 dedicated car park spaces.

**Tenure**

The property is available freehold or leasehold basis.

**Rent Deposit**

A rent deposit may be requested dependent on credit check. Planning permission was previously granted for the refurbishment of the site to provide a drive-thru unit. Planning ref C22/0715/11/LL

**Business Rates**

The properties has a Rateable Value:

Unit 1 £42,250

Unit 2 £27,000

PRICE FREEHOLD £750,000.00 plus VAT

**Location**

Bangor is the principal retail destination for North West Wales situated approximately 50 miles

west of Chester and 25 miles east of Holyhead. The city has a strong student population and also benefits from the local tourist industries centred around Snowdonia and Anglesey. The city has excellent access to the rest of North Wales and the North West lying adjacent to the A55 Expressway which connects to the M56. The property is located some 2 miles south west of the town centre on the A4087 Caernarfon Road, which is close to junction 10 of the A55 expressway.

St David's Commercial has not tested any fixtures and fittings and cannot therefore guarantee they are in working order. Your home is at risk if you fail to keep up repayments on a loan or mortgage secured upon it. MISREPRESENTATION ACT 1967 (Conditions under which particulars are issued). St Davids Commercial for themselves and the Vendors/Lessors of this property whose Agents they are given notice that these particulars do not constitute any part of an offer or contract, that all statements contained in these particulars as to this property are made without responsibility and are not to be relied on as statements or representations of fact and that they do not make or give any representation or warranty whatsoever in relation to this property. Any intending purchaser/lessees must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. May 2024. Subject to contract. Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/let has been agreed and prior to instructing solicitors.

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