

Ref: SD 2568a

## **New Lease On Whole - £75,000**

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



**Two Units Available.**

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**Client's have planning consent for A3 use, REF: C22/0715/11/LL.**

**Very busy main road location, opposite Majestic Wines, and adjacent to Aldi, Pets at Home, Argos, The Range and McDonalds.**

**£75,000 PLUS VAT**

**CALL US 01492 534881**

**St. Davids Commercial**  
Commercial House  
17 Coed Pella Road  
Colwyn Bay  
Conwy  
LL29 7BA  
VAT Reg No. 490 1639 43

Tel: (01492) 534881  
Email: [anyone@stdavidsproperty.com](mailto:anyone@stdavidsproperty.com)  
Web: [www.stdavidsproperty.com](http://www.stdavidsproperty.com)

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

## Existing Units

UNIT 1 – 2850 square feet  
Mezzanine Floor – 740 square feet  
NEW LEASE £50,000.00 plus VAT

UNIT 2 – Ground Floor 2285 square feet  
EPC – available upon request  
NEW LEASE £25,000.00 plus VAT

NEW LEASE ON WHOLE £75,000.00 plus VAT

PRICE FREEHOLD £750,000.00 plus VAT

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.

**£75,000 PLUS VAT**