



SITUATION

Occupying a prominent trading position within the heart of this pedestrianised town centre, opposite **H&M, JD Sports** and **Boots** which form part of the Menai Centre. Other nearby multiple retailers include **Costa Coffee, Caffé Nero, Poundland, Peacocks, 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		Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop	Internal Width	16'5"	S. L. Rainer (Florist)	2 years from 29th November 2019	£10,000	FRI
	Shop Depth	43'11"				
	Sales Area Approx.	723 sq ft				
	Storage Area Approx. WC	270 sq ft				
First & Second Floors	2 Flats – Not inspected		K. Goatcher	999 years from 8th August 2017	Peppercorn	FRI
¹Not inspected by Barnett Ross. Areas and measurements provided by Vendor.					Total: £10,000	

¹Not inspected by Barnett Ross. Areas and measurements provided by Vendor.



£10,000 per annum

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

Vendor's Solicitors

Apex Law
Tel: 01634 565 339 Ref: Simon Scott
Email: simon@apexlaw.co.uk

The successful Buyer will be liable to pay the Auctioneers an administration fee of £850 (including VAT) upon exchange of contracts
***Refer to points 9 and 10 in the 'Notice to all Bidders'**