

# Lot 31, Holland and Barrett, 253 High Street, Bangor, Clwyd LL57 1PB

For sale by Auction on 26th March 2026 (unless sold or withdrawn prior)



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## Property Information

### Town Centre Retail Investment

- Let to Holland & Barrett Retail Ltd until 2031 (subject to option)
- Tenant in occupation for over 35 years
- Recently renewed lease
- Prime position on pedestrianised High Street
- Immediately adjacent to the Menai and Deiniol Shopping Centres
- Nearby occupiers include Clarks, Trespass, The Works, O2, Cardfactory, Caffe Nero and Boots

#### Lot

31

#### Auction

26th March 2026

#### Rent

£18,000 per Annum Exclusive

#### Status

Available

#### Sector

High Street Retail

#### Auction Venue

Live Streamed Auction

### Location

#### Miles

9 miles north east of Caernarfon, 20 miles south-west of Colwyn Bay, 60 miles west of Chester

#### Roads

A5, A55

#### Rail

Bangor Railway Station

#### Air

Liverpool John Lennon Airport

### Situation

The property is prominently situated on the North side of High Street immediately adjacent to the Deiniol Shopping Centre and less than 100 metres from the Clock Tower and Menai Shopping Centre. Nearby occupiers include Clarks, Trespass, The Works, O2, Cardfactory, Caffe Nero and Boots

### Tenure

Virtual Freehold. The property is held under two 999 year leases. The ground and first floors are held from The Colonial Mutual Life Assurance Society from 23rd March 1989 and the basement is held from Sears Property Developments Limited from 8th September 1983 both at a peppercorn rent.

### EPC

Band C.

### Description

The property comprises retail accommodation on the ground floor and ancillary accommodation on the basement and first floor.

### VAT

VAT is applicable to this lot.

### Completion Period

8 week completion available.

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## Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.	Reversion
Ground	Retail	101.17	(1,089)	HOLLAND & BARETT RETAIL LIMITED (CRN: 02758955) (1)	5 years from 24/02/2026 (2)	£18,000 (3)	23/02/2031
First	Ancillary	4.65	(50)				
Basement	Ancillary	6.87	(74)				
<b>Total Approximate Floor Area</b>		<b>112.69</b>	<b>(1,213)</b>			<b>£18,000</b>	

(1) Holland & Barrett are one of Europe's largest health and wellness retailers, supplying a wide range of vitamins, minerals, health supplements, specialist foods and natural beauty products. The company holds over 7,800 employees across Europe and more than 1,6000 stores across 19 Countries. For the year ending 30th September 2024 Holland & Barrett Retail Limited (CRN: 02758955) reported a Turnover of £645,665,000., Pre-Tax profits of negative (£72,119,000) and Net Assets of £368,610,000 (Source: Holland & Barrett Retail Limited Annual Report and Financial Statements as published at Companies House 03/03/2026).

(2) The lease provides for a Tenant option to determine on the third anniversary of the term.

(3) The lease provides for a three month rent free period from ??/03/2026. The Seller will pay to the Buyer the rent that would have been due from completion of the sale until the end of the rent free period. The property will effectively produce £18,000 p.a.x. from completion of the sale.

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## Clwyd LL57 1PB

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## Contacts

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2024