

## 275 High Street, Bangor Gwynedd LL57 1UL

lot 11

### Freehold Retail Investment

- Let to HMV UK Ltd (guaranteed by HMV Music Ltd)
- Prime position on the pedestrianised High Street
- Immediately adjacent to Menai Shopping Centre and some 25 metres from Deiniol Shopping Centre

- Outstanding rent review
- Nearby occupiers include Debenhams, H&M, H Samuel and Clinton Cards

Rent  
**£90,000**  
per annum  
exclusive  
with  
outstanding  
rent review  
to be settled



### Location

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

Roads: A5, A55 (Junction 11)

Rail: Bangor Railway Station

Air: Liverpool John Lennon Airport

### Situation

The property is situated in a prominent location on the northern side of pedestrianised High Street. Menai Shopping Centre, which houses occupiers such as River Island, Superdrug, H&M and Debenhams, is immediately adjacent to the property with Deiniol Shopping Centre with occupiers such as Debenhams, H&M, H Samuel and Clinton Cards, some 25 metres to the west.

Other neighbouring occupiers include Boots, Thorntons, W H Smith, Barclays and HSBC.

### Description

The property comprises a ground floor retail unit with basement ancillary accommodation. The property also benefits from a loading area from the rear. First floor accommodation is occupied by Barclays Bank plc, who are the adjoining occupier, and is accessed by the first floor of the adjoining building.

### Tenure

Freehold.

### VAT

VAT is applicable to this lot.

### Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Reviews
Basement	Ancillary	221.29 sq m	(2,382 sq ft)	<b>HMV UK LIMITED</b> guaranteed by <b>HMV Music</b> <b>Limited (1) (2)</b>	10 years from 11/09/2006	£90,000	11/09/2011
Ground	Retail	275.09 sq m	(2,961 sq ft)				
First	Office (2)	153.01 sq m	(1,647 sq ft)				
<b>Totals</b>		<b>649.39 sq m</b>	<b>(6,990 sq ft)</b>			<b>£90,000</b>	

(1) For the year ending 24th April 2010, HMV Music Limited reported a turnover of £1,062,303,000, a pre-tax profit of £53,050,000 and a net worth of £128,329,000. (Source: www.riskdisk.com 19/09/2011)

(2) The tenant has sublet the first floor offices to Barclays Bank plc.

### For further details please contact:

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### Associate Auctioneers:

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### Solicitors:

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