

lot 17

## 255/257 High Street Bangor, Clywd LL57 1PB

Rent  
**£70,000**  
per annum  
exclusive

### Freehold Retail Investment

- Prime position on pedestrianised High Street
- Immediately adjacent to Menai and Deiniol Shopping Centres
- Let to Redcastle Limited (trading as TopShop and TopMan)
- Nearby occupiers include Holland & Barrett, W H Smith, NatWest, Shoe Zone and Lloyds Bank



### Location

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

Roads: A5, A55

Rail: Bangor Rail

Air: Liverpool John Lennon Airport, Anglesey Airport

### Situation

The property is situated in a prime position on the western side of the pedestrianised High Street. Deiniol Shopping Centre, with occupiers such as H Samuel, Vodafone and Clinton Cards, is immediately adjacent to the property and the Menai Shopping Centre is located nearby with occupiers including River Island, Superdrug, H&M and Debenhams.

Other nearby occupiers include Holland & Barrett, W H Smith, NatWest, Shoe Zone and Lloyds Bank.

### Description

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

### Tenure

Freehold.

### VAT

VAT is applicable to this lot.

### Six Week Completion

### Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reversion
Ground	Retail	210.24 sq m (2,263 sq ft)	<b>REDCASTLE LIMITED</b> (t/a TopShop and TopMan) (1) (2)	5 years from 25/03/2015 (2) on a full repairing and insuring lease	£70,000	24/03/2020
First	Retail	116.96 sq m (1,259 sq ft)				
First	Ancillary	41.34 sq m (445 sq ft)				
<b>Totals</b>		<b>368.54 sq m (3,967 sq ft)</b>			<b>£70,000</b>	

(1) Redcastle Limited is a subsidiary of Arcadia Group, which also owns brands including Miss Selfridge, Wallis and Dorothy Perkins. (Source: www.arcadiagroup.co.uk)

(2) For the year ending 31st August 2013, Redcastle Limited reported a turnover of £227,590,000, pre-tax profits of £39,099,000 and a total net worth of £312,455,000. (Source: www.riskdisk.com 09/04/2015).

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### Buyer's Legal Report Service

**Dentons UKMEA LLP**  
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See: [www.acuitus.co.uk](http://www.acuitus.co.uk) for further details



### Seller's Solicitors:

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