

lot 85

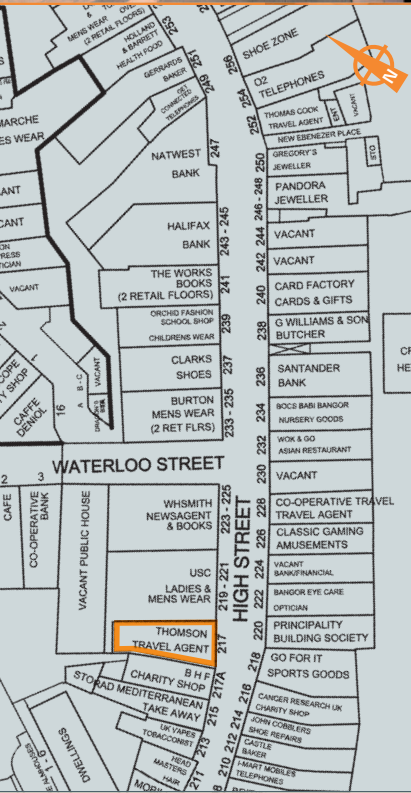
217B High Street
Bangor, Gwynedd LL57 1NY

Rent
£27,000 per
annum
exclusive

Freehold Retail Investment

- Let to TUI UK Retail Limited (t/a Thomson)
- Lease renewed from a previous 15 year lease with a re-based rent

- Pedestrianised position on High Street
- Important University and Cathedral City
- Nearby occupiers include New Look, WH Smith, Pandorer and Santander Bank



Location

Miles: 15 miles west of Colwyn Bay
20 miles south-west of Llandudno
60 miles west of Chester
Roads: A5, A55, A487
Rail: Bangor Railway Station
Air: Liverpool John Lennon Airport, Anglesey Airport

Situation

Bangor is an important University and Cathedral City some 4 miles west of Snowdonia National Park. The property is situated on the north side of pedestrianised High Street in the City Centre, close to its junction with Waterloo Street and some 60 metres to the south of the Deiniol Shopping Centre. Nearby occupiers include New Look, WH Smith, Pandorer and Santander Bank.

Description

The property comprises a ground floor retail unit with ancillary accommodation on the first and second floors.

Tenure

Freehold.

VAT

VAT is not applicable to this lot.

Six Week Completion

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term.	Rent p.a.x.	Reversion
Ground	Retail	52.80 sq m (568 sq ft)	TUI UK LIMITED t/a Thomson (1)	5 years from 17/07/2015 on a full repairing and insuring lease	£27,000	16/07/2020
First	Ancillary	42.44 sq m (457 sq ft)				
Second	Ancillary	Not Measured				
Totals		104.18 sq m (1,121 sq ft)			£27,000	

(1) TUI Group is the world's number one tourism business serving 30 million customers and operating from 1,800 travel agencies, six airlines, over 130 aircraft and 300 hotels and 13 cruise liners with some 76,000 employees. It is jointly listed on the London and Frankfurt Stock Exchanges. (Source: www.tuigroup.com)

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Buyer's Legal Report Service

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