

Lot 73

£27,000 per annum exclusive

217B High Street, Bangor, Gwynedd LL57 1NY Freehold Retail Investment



Key Details

- Let to TUI UK Limited
- Pedestrianised position on High Street
- 2018 tenant break not exercised
- Nearby occupiers include WH Smith, Burton, Clarks, Dorothy Perkins and NatWest 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 four 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 WH Smith, Burton, Clarks, Dorothy Perkins and NatWest Bank.

Description

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

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Six Week Completion

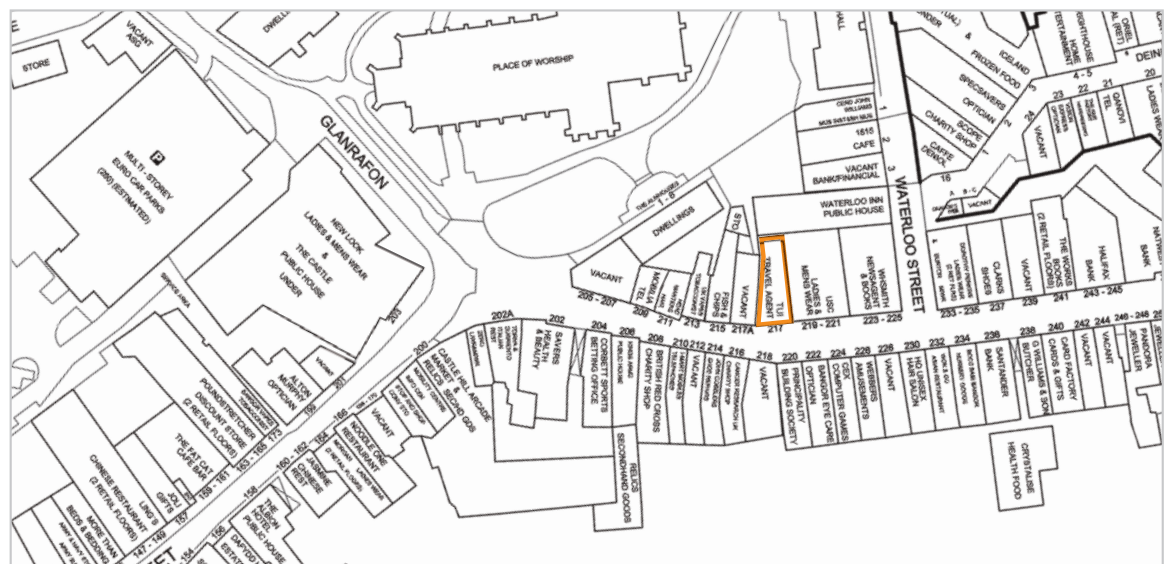
Note

The adjoining property 217A High Street is being offered as Lot 83.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reversion
Ground	Retail	98.28 sq m (1,058 sq ft)	TUI UK RETAIL LIMITED	5 years from 17/07/2015 on a full repairing and insuring lease (2)	£27,000	16/07/2020
First	Ancillary	78.71 sq m (847 sq ft)				
Second	Ancillary	Not measured				
Total		176.99 sq m (1,905 sq ft)			£27,000	

- (1) TUI UK Limited is part of the TUI Group, which is the world's number one integrated tourism group operating in around 180 destinations worldwide. TUI Group's share is listed on the FTSE 100 index. For the year ending 30/09/2017, TUI UK Retail Limited reported a turnover of £201,000,000, pre-tax profits of £1,000,000 and a net worth of £191,000,000 (Riskdisk 18/05/2018).
- (2) The tenant option to determine the lease on 17/07/2018 has not been exercised.



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