

262-266 High Street, Bangor LL57 1NY

Freehold Retail Investment

Lot 29

£105,900 per annum
exclusive



Tenancy and accommodation

Unit	Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reversion
264	Ground First Second	Retail Ancillary Unused	220.92 sq m (2,378 sq ft) 91.88 sq m (989 sq ft)	WH SMITH PLC (1)	15 years from 28/03/2006	£67,500	27/03/2021
266	Ground First Second	Retail Ancillary Unused	76.74 sq m (826 sq ft) 65.31 sq m (703 sq ft)	GREGGS PLC (2)	10 years from 18/11/2011	£38,400	17/11/2021
Total			454.85 sq m (4,896 sq ft)			£105,900	

- (1) For the year ending 31 August 2018, WH Smith Plc reported a turnover of £1,262,000,000, pre-tax profits of £134,000,000 and a total net worth of £140,000,000 (Source: Experian Group 24/04/2019).
- (2) For the year ending 30 December 2017, Greggs Plc reported a turnover of £960,005,000, pre-tax profits of £71,945,000 and a total net worth of £284,626,000 (Source: Experian Group 24/04/2019).
- (3) Unit 262 is let to Catuso Property Holdings Ltd for 999 years from 27/06/2012 at a peppercorn rent.

Key Details

- Prime position on pedestrianised High Street
- Tenants include WH Smith Plc and Greggs Plc
- Opposite both Menai and Deiniol Shopping Centres
- Nearby occupiers include O2, Boots the Chemist, Holland & Barrett, JD Sports and NatWest Bank

Location

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

Roads: A5, A55, A487

Rail: Bangor Railway Station

Air: Liverpool John Lennon Airport

Situation

Bangor is an important university and cathedral city some four miles west of Snowdonia National Park. The property is prominently situated on the eastern side of the pedestrianised High Street in the heart of the city centre. The Menai Shopping Centre, with occupiers such as River Island, H&M and Superdrug, is some 75 metres away and the entrance to Deiniol Shopping Centre is some 30 metres away. Nearby occupiers include O2, Boots the Chemist, Holland & Barrett, JD Sports and NatWest Bank.

Description

The property is three adjoining retail units comprising retail accommodation on the ground floor and ancillary accommodation on the first and second floors. The tenants of 264 and 266 do not currently occupy the second floors. Unit 262 is let on a long lease (see note 3).

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Six Week Completion

Energy Performance Certificate

See legal pack at acuitus.co.uk



Mark up does not show the full extent of the property

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