

**Lot 42, 297 High Street, Bangor,**

**Gwynedd LL57 1UL**

For sale by Auction on 31/Mar/2022 (unless sold or withdrawn prior)



Large City Centre High Street Opportunity

[www.acuitus.co.uk](http://www.acuitus.co.uk)

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## Property Information

### Large City Centre High Street Opportunity

- Popular University City
- Comprises approximately 7,776 sq ft
- Of interest to Owner Occupiers, Developers and Investors
- Change of use potential on the first and second floors (subject to consents)
- Nearby occupiers include Boots the Chemist, Costa Coffee, Caffé Nero, KFC and JD Sports
- Less than £10 psf Capital Value on Guide Price

**Lot**  
42

**Auction**  
31/Mar/2022

**Vacant Possession**

**Status**  
Available

**Sector**  
High Street Retail

**Auction Venue**  
Live Streamed Auction

On Behalf of Trustees

### Location

**Miles** 9 miles north-east of Caernarfon, 60 miles west of Chester

**Roads** A5, A55, A487

**Rail** Bangor Railway Station

**Air** Liverpool John Lennon Airport

### Situation

Bangor is a lively University Cathedral City in North West Wales. The property is in a good retailing location at the edge of the City's prime pitch in the centre of Bangor. There are a number of other national retailers close by including Boots the Chemist, Costa Coffee, Caffé Nero, KFC and JD Sports.

### Tenure

Freehold.

### Description

The property comprises a large shop arranged on the ground, basement, first and second floors. The first and second floors provides for a large storage area which could be converted to other uses (subject to planning and consents).

### VAT

VAT is applicable to this lot.

### Note

Please note the buyer will pay 1.5% plus VAT of the purchase price towards the Vendor's costs in addition to the cost of the searches. Please see Special Conditions of Sale.

### Completion Period

6 Week Completion

### EPC

Band D.

#### DISCLAIMER

These particulars are for your convenience only. They do not form part of the contract and should not be relied upon. Please refer to the Acuitus website for the full terms and conditions of sale, details of the auction and any update and changes in guide price.

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### Tenancy & Accommodation

Floor	Use	Floor Areas (Approx sq m)	Floor Areas (Approx sq ft)	Tenant
Ground	Retail/Ancillary	230.06 sq m	(2,476 sq ft)	VACANT
Basement	Ancillary	78.25 sq m	(842 sq ft)	
First	Ancillary	200.47 sq m	(2,158 sq ft)	
Second	Ancillary	213.67 sq m	(2,300 sq ft)	
<b>Total:</b>		<b>722.45 sq m</b>	<b>(7,776 sq ft)</b>	

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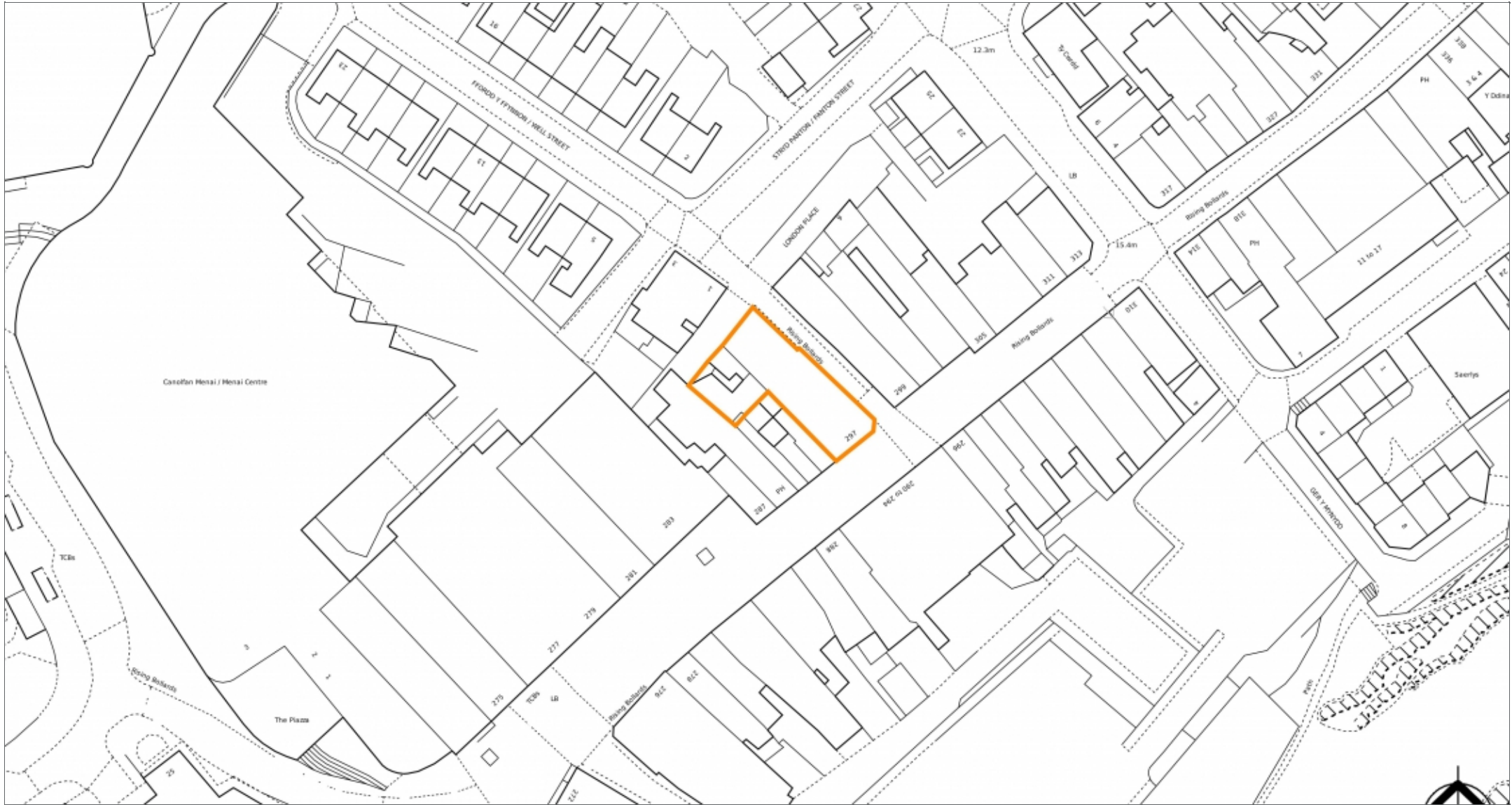
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## Contacts

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### Seller's Solicitors

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September 2020