

**Bangor**  
**290/294 High Street**  
**Gwynedd**  
**LL57 1UL**

- **Freehold Retail Investment**
- **Prominent pedestrianised High Street location in the city centre**
- **Comprises 12,844 sq ft on ground and two upper floors**
- **Entirely let to Peacocks Stores Ltd until 2020**
- **Reversion 2020**
- **Current Rent Reserved**  
**£54,500 pa**

**SIX WEEK COMPLETION AVAILABLE**



**Tenure**  
 Freehold.

**Location**  
 The university city of Bangor, one of the most ancient in Wales, is located approximately 51 miles west of Chester and provides the gateway to Anglesey and the Ogwen Valley.

The property is situated on the east side of the pedestrianised High Street in the heart of Bangor city centre and is a short distance from Canolfan Menai Shopping Centre and the Deniâl Shopping Centre. Occupiers close by include Betfred (adjacent), Oxfam, Costa Coffee, Boots, Poundworld, Barclays and HSBC amongst many others.

**Description**  
 The property is arranged on ground and two upper floors to provide a double fronted ground floor retail unit with staff, storage and ancillary accommodation arranged over the upper floors. Part of the first floor is boarded up and not used.

The property provides the following accommodation and dimensions:

<b>Gross Frontage</b>	23.45 m	(76' 11")
<b>Net Frontage</b>	22.85 m	(74' 11")
<b>Shop Depth</b>	29.85 m	(97' 11")
<b>Built Depth</b>	34.70 m	(113' 10")
<b>Ground Floor</b>	572.9 sq m	(6,165 sq ft)
<b>First Floor</b>	436.1 sq m	(4,690 sq ft)
<b>Second Floor</b>	184.8 sq m	(1,989 sq ft)
<b>Total</b>	1,193.8 sq m	(12,844 sq ft)

**Tenancy**  
 The entire property is at present let by reversionary lease to PEACOCKS STORES LTD for a term of years expiring 11th December 2020 at a current rent of £54,500 per annum without further rent review. The lease contains full repairing and insuring covenants, subject to a schedule of condition.

**Tenant Information**  
 Website Address: [www.peacocks.co.uk](http://www.peacocks.co.uk)  
 For the year ended 1st March 2014, Peacocks Stores Ltd reported a turnover of £324.874m, a pre-tax profit of £58.471m, shareholders' funds of £90.545m and a net worth of £90.545m. (Source: riskdisk.com 06.11.2015.)

**VAT**  
 VAT is applicable to this lot.

**Documents**  
 The legal pack will be available from the website [www.alltop.co.uk](http://www.alltop.co.uk)

**Energy Performance Certificate**  
 For EPC Rating please see website.

**Buyer's Premium**  
 Buyers will pay 0.35% + VAT of the purchase price towards the seller's costs.

