



Tenure

Freehold.

Location

The 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 approximately 1.5 miles to the south-west of the city centre in a prominent position fronting Caernarfon Road (A4087) which is a major arterial route into the city from the North Wales Expressway (A55).

Occupiers close by include McDonald's, ATS Euromaster, City Electrical Factors (opposite), Dunelm Mill, whilst slightly further along Caernarfon Road are TK Maxx, Currys, Carpetright, Next, Argos, B & Q, Halfords and Tesco Extra.

Description

The property is arranged on ground floor only to provide an out of town retail warehouse which benefits from an open A1 (non food) planning consent.

Please note the property is sold subject to the rights of the adjoining occupier (currently trading as McDonald's) and their customers to use the car parking and the access way around the property being sold. Prospective purchasers are referred to the lease within the legal pack for Lot 10.

The property provides the following Gross Internal Area:

Ground Floor 962.7 sq m (10,363 sq ft)

NB. Not inspected by Allsop. Area provided by the Vendor.

Tenancy

The property is to be offered with VACANT POSSESSION.

VAT

VAT is applicable to this lot.

Rateable Value

The entry for the 2010 Rating list is: Retail Warehouse & Premises £142,000. (www.voa.gov.uk)

Documents

The legal pack will be available from the website www.allsop.co.uk

Energy Performance Certificate

EPC Rating 74 Band C (Copy available on website).

Viewings

Block viewings will be held prior to the auction. If you would like to attend you must register your interest by emailing: viewings@allsop.co.uk In the subject box of your email please ensure that you enter 'Lot 61 Bangor'.

Bangor

Former Bennetts Electrical Store Britannia Shopping Centre Caernarfon Road Gwynedd LL57 4SU

- **Freehold Vacant Retail Warehouse**
- **Comprising 962.7 sq m (10,363 sq ft)**
- **Prominently located fronting the busy Caernarfon Road (A4087)**
- **Open A1 (non food) planning consent**

Vacant Possession

**FIVE WEEK COMPLETION
AVAILABLE**

