

# Bangor

## 259/263a High Street

### Gwynedd

### LL57 1PB

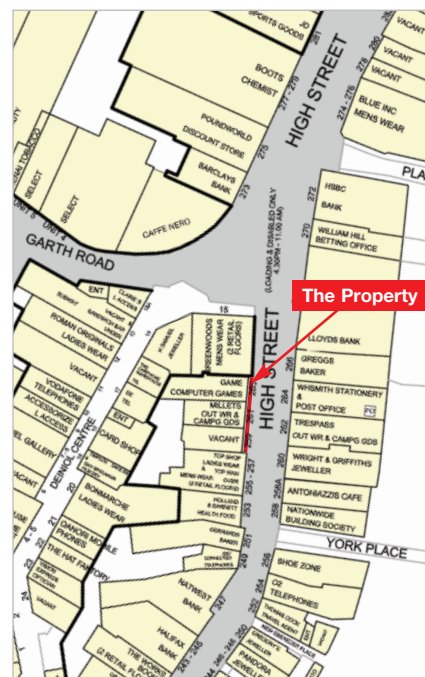
- **Freehold Shop Investment**
- Comprises three shops and upper parts
- Total accommodation 810.1 sq m (8,720 sq ft)
- To be offered as a single lot
- Well located in Bangor city centre
- Adjoining Deiniol Shopping Centre and opposite WH Smith, Greggs and Trespas
- Asset management opportunities
- Total Current Rents Reserved

**£25,000 pa**  
**plus vacant shop and**  
**majority of upper floors**

**On the Instructions of T. Perkin & J. Barber of CBRE Ltd acting as Joint Fixed Charge Receivers**

**CBRE**

**SIX WEEK COMPLETION AVAILABLE**



#### Tenure

Freehold.

#### Location

The university city of Bangor lies on the North West Wales coast, some 9 miles north-east of Caernarfon, 18 miles south-west of Colwyn Bay and 50 miles west of Chester. The city is the gateway to Anglesey and is served by the A55, North Wales Expressway. The property is well located on the north side of the pedestrianised High Street, in the heart of Bangor town centre, close to its junction with Garth Road. It is adjacent to the Deiniol Shopping Centre and within close proximity to the Canolfan Menai Shopping Centre. Bangor Rail Station lies 0.6 miles south-west of the property. Occupiers close by include Top Shop and Top Man (adjacent), Greggs, WH Smith inc. Post Office and Trespas (all opposite), Holland & Barrett, HSBC, Lloyds Bank, O2, NatWest, and Halifax amongst many others.

#### Description

The property is arranged on basement, ground and two upper floors to provide three ground floor shops. Each shop benefits from a basement and No. 263 also benefits from part first floor accommodation. The remainder of the upper floors comprise a former shop which is accessed via an entrance fronting the High Street.

#### Planning

The upper floors may have residential conversion potential, subject to obtaining all the necessary consents. All enquiries should be referred to the Gwynedd Council. Website Address: [www.gwynedd.llyw.cymru](http://www.gwynedd.llyw.cymru)

#### VAT

Please refer to the Special Conditions of Sale.

#### 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.

| No.   | Present Lessee                                   | Accommodation  | Lease Terms                        | Current Rent<br>£ p.a.    | Next Review/<br>Reversion |
|---|--|--|------------------------------------|---------------------------|---------------------------|
| 259 High Street<br>(Ground and<br>Basement)                 | Vacant   | Gross Frontage 3.85 m (12' 7")<br>Net Frontage 3.45 m (11' 4")<br>Basement 36.15 sq m (389 sq ft)<br>Ground Floor 40.35 sq m (434 sq ft)   |                                    |                           |                           |
| 261 High Street<br>(Ground and<br>Basement)                 | The Outdoor Group Ltd<br>(in administration) (1) | Gross Frontage 6.55 m (21' 6")<br>Net Frontage 5.45 m (17' 10")<br>Basement 117.65 sq m (1,266 sq ft)<br>Grand Floor 119.30 sq m (1,284 sq ft)   | 12 month licence from 27.06.2012   | Peppercorn                | Reversion 2017            |
| 263 High Street<br>(Ground, Basement<br>and First Floors)   | Game Retail Ltd (2)                              | Gross Frontage 5.90 m (19' 4")<br>Net Frontage 4.75 m (15' 7")<br>Basement (3) 36.66 sq m (395 sq ft)<br>Ground Floor (3) 80.14 sq m (863 sq ft)<br>First Floor (3) 11.80 sq m (127 sq ft) | 19 years from 10.12.1998<br>FR & I | £25,000 p.a.              | Reversion 2017            |
| 259/263A High Street<br>(First, Second and<br>Third Floors) | Vacant   | First Floor 138.70 sq m (1,493 sq ft)<br>Second Floor 145.35 sq m (1,565 sq ft)<br>Third Floor 84.00 sq m (904 sq ft)  |                                    |                           |                           |
|   |  | <b>Total</b>   | <b>810.1 sq m (8,770 sq ft)</b>    | <b>Total £25,000 p.a.</b> |                           |

- (1) The ultimate holding company is Blacks Leisure Group plc. In 2012, the JD Group acquired the trade and assets of Blacks Leisure Group plc when it went into administration.  
(2) For the financial year ended 31st July 2015, Game Retail Ltd reported a turnover of £651.828m, a pre-tax profit of £23.888m, shareholders' funds of £70.317m and a net worth of £28.746m (Source: Experian 16.08.2016)  
(3) Not inspected by Allsop. Areas taken from [www.2010.voa.gov.uk](http://www.2010.voa.gov.uk)

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

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