

OFFICES – TO LET

FIRST AND SECOND FLOOR OFFICES

204 HIGH STREET,
BANGOR,
GWYNEDD,
LL57 1NY



REGULATED
BY RICS

ESTATE OFFICE

AWELON, GARTH ROAD, GLAN CONWY, COLWYN BAY, CONWY LL28 5TD

TEL: 01492 580680 FAX: 01492 580681

WWW.RICHARDBADDELEY.CO.UK

DESCRIPTION

The premises comprise a suite of offices at first and second floor level above retail premises.

The premises are of conventional construction, brick built with a slate roof.

LOCATION

The premises occupy a prominent position in the High Street opposite the Cathedral, adjacent to main shopping parades within easy walking distance of the major car parks.

ACCOMMODATION

The accommodation benefits from gas fired central heating.

GROUND FLOOR

Entrance Vestibule off passageway the High Street.

FIRST FLOOR

Office
27' 6" x 15' 3"

Office
30' 3" x 17' 6"

Office
10' 7" x 5' 10"

Inner Hall

Staircase to

SECOND FLOOR

Office
27' 5" x 15' 6"

Store - wash hand basin

Ladies Toilets

Gentlemen's Toilets

Office
3' 10" x 13' 5"

Office
20' 4" x 17' 4"

TOTAL NET LETTABLE AREA

1970 sq ft

TERMS

The premises are available on a lease for a minimum term of three years on internal repairing and insuring terms.

RENT

The initial rent will be £11,500 per annum exclusive of uniform business rates.

RATEABLE VALUE

No assessment

VAT

Prices and outgoing are exclusive of, but may be subject to, VAT.

ENERGY PERFORMANCE CERTIFICATE

An EPC will be made available to interested parties.

VIEWING

By arrangement with the sole agents
Richard Baddeley & Company – 01492 580680.

Conditions under which Particulars are issued: Richard Baddeley & Company for themselves and the Lessors or Vendors of this property, whose agents they are, give notice that these particulars do not constitute any part of an offer or contract, that all statements contained in these particulars as to this property are made without responsibility and are not to be relied on as statements or representations of fact and that they do not give any representation or warranty whatsoever in relation to this property. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of the statements contained in these particulars.

Subject to Contract