

# HIGHLY PROMINENT RETAIL UNIT TO LET

## Unit 15, Deiniol Centre, Bangor

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



Retail property expertise

### - PROMINENT CORNER RETAIL UNIT TO LET IN A HIGH FOOTFALL LOCATION

#### LOCATION

The Deiniol Shopping Centre is a busy shopping centre located right in the centre of Bangor. The scheme has recently been refurbished and comprises approximately 54,000 sq ft of prime retail space and is the only covered shopping centre within Bangor City Centre.

The subject property occupies a prime position in Bangor on the corner of High Street and the main entrance to the scheme.

Other national multiple retailers in the immediate vicinity include **H Samuel, Claire's, Select, Roman Originals** and **WH Smith**.

#### RATES

Rateable Value (17/18) £65,000

Interested parties should verify these figures with Bangor Council (Tel 01286 672255).

#### TENURE

The property is available on a full repairing and insuring lease for a term to be agreed.

#### RENT

On application.

#### ACCOMMODATION

The premises provide the following approximate net internal floor areas:-

Ground Floor Sales	1,714 sq ft	159.2 sq m
Basement Ancillary	661 sq ft	61.41 sq m

#### EPC

EPC rating of C, 55.

#### COSTS

Each party is to be responsible for their own professional costs incurred in the transaction.

\* Subject to vacant possession



#### INSPECTIONS

Viewing is strictly by appointment with:

**Nick Carvey**

020 7182 7493

[Nick@fawcettmead.co.uk](mailto:Nick@fawcettmead.co.uk)

Alternatively speak to our joint agents  
Legat Owen:

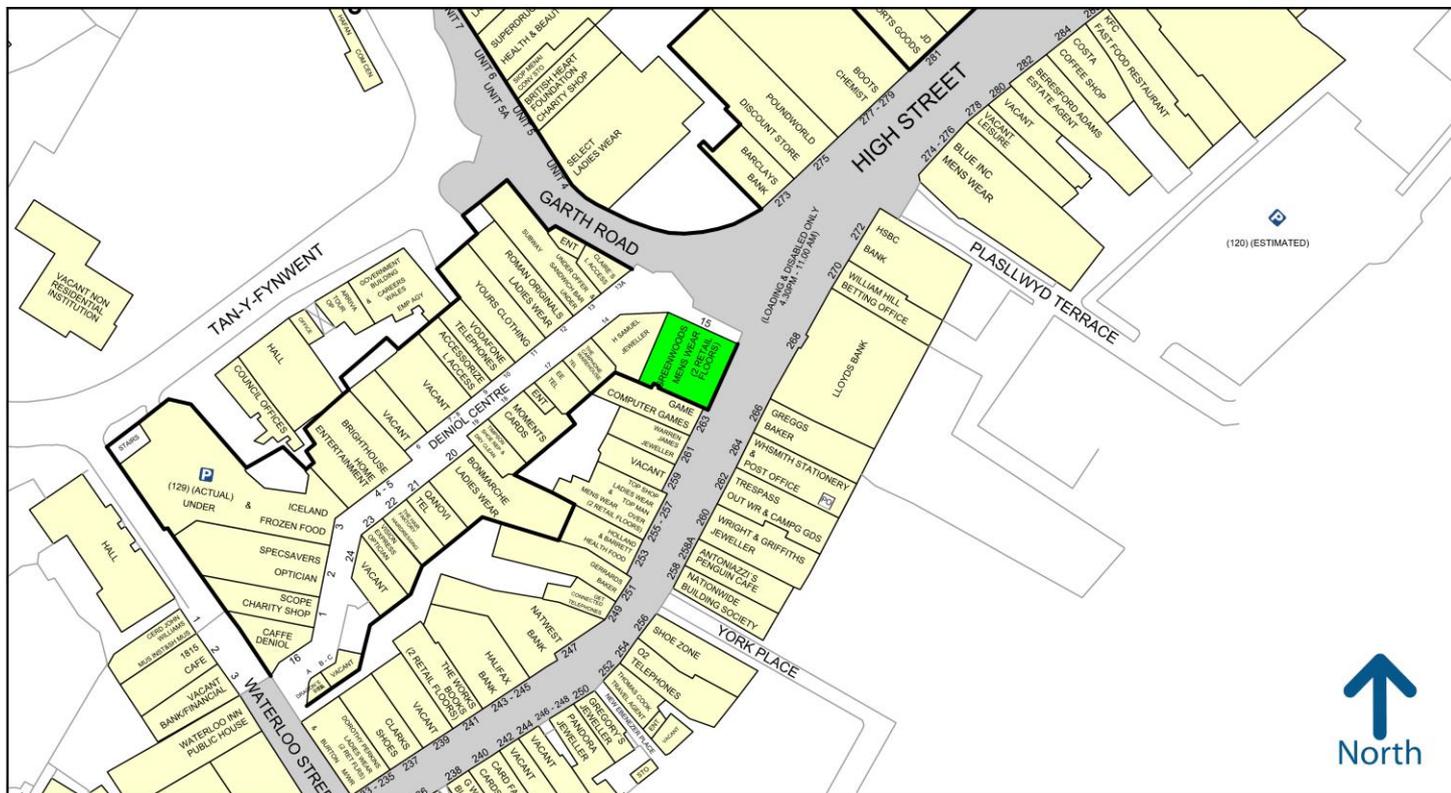
**Simon Guest**

01244 408 231

\*Subject to contract / vacant possession



Bangor (Gwynedd)



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