

PRIME RETAIL UNIT TO LET

Unit 6, Deiniol Centre

7-8 Conduit Street, London,
W1S 2XF
020 7182 7480
www.fawcettmead.co.uk



Retail property expertise

Subject to possession

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.

National multiple retailers in the centre include Specsavers, Iceland, Vodafone, Greenwoods and Bonmarche. It also benefits from a 120 space car park.

The subject property is situated in a prominent location within the scheme, adjacent to Brighthouse and opposite Bonmarche.

RATES

Rateable Value (17/18)
£26,250

Interested parties should verify these figures with Ards and North Down Borough Council (tel 028 9127 0371).



TENURE

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

RENT

£16,500 per annum exclusive of rates, service charge and VAT (if applicable).

ACCOMMODATION

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

Ground Floor Sales;	804 sq ft	74.7 sq m
First Floor Ancillary;	272 sq ft	25.27 sq m

SERVICE CHARGE

The current service charge is approximately £6,276 pa.



INSPECTIONS

Viewing is strictly by appointment with:

Nick Carvey
020 7182 7493
Nick@fawcettmead.co.uk

Alternatively speak to our joint agents
Legat Owen:

James Lutton
01244 408 215
james@legatowen.co.uk



Experian Goad Plan Created: 16/12/2016

MISREPRESENTATION ACT | COPYRIGHT | DISCLAIMER

Fawcett Mead, for themselves and for the vendors of this property, whose agents they are, give notice that (i) the particulars and any further information communicated by any means to potential purchasers of the property described in the particulars, or the advisers, in connection with the possible sale of the property are provided solely for the purpose of assisting potential purchasers in deciding whether they wish to proceed with further investigation of the property and do not constitute either in whole or any part of an invitation, offer or contract of sale of the property; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct as at the date of the particulars (or the date of the relevant information if earlier). However, potential purchasers are not entitled to rely on them as statements or representations of fact but should satisfy themselves by searches, enquiries, surveys and inspections or otherwise with regard to accuracy of such details.

No responsibility or liability is or will be accepted by Fawcett Mead, the vendor(s) of the property or any of their respective subsidiaries, affiliates, directors, officers, representatives, employees, advisors, or agents for any loss or damage suffered by any party, resulting from reliance on the particulars or any other information communicated by any means to that party, or its advisers, its connection with the possible sale of the property.

No person in the employment of Fawcett Mead or the vendor(s) has authority to make or give any representation or warranty, express of implied, in relation to the property. References to Fawcett Mead include any joint agents acting with Fawcett Mead.