

SHOP UNIT TO LET

Deiniol Centre, Bangor

Unit 7&8

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**.

ACCOMMODATION

The premises provide the following approximate dimensions and floor areas:-

Ground Floor Sales;	1,662 sq ft	154.4 sq m
First Floor Ancillary:	730 sq ft	67.82 sq m

TENURE

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

RENT

£35,000 per annum exclusive of rates, service charge and VAT (if applicable).

RATES

Rateable Value	£63,500
UBR	49.7p
Rates Payable	£31,560 pa

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

SERVICE CHARGE

Approximately £12,718 per annum.



INSPECTIONS

Viewing is strictly by appointment with:

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7-8 Conduit Street,
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Or via our joint agent Legat Owen:

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SUBJECT TO CONTRACT



Bangor (Gwynedd)



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