

PRIME SHOP UNIT TO LET (Former H&M)

BANGOR – Units 20/21, Menai Centre, LL57 1ED

**Mason
Partners**



Location

The Menai Centre is the prime and dominant shopping location in Bangor

Well let to Tenants including Superdrug, River island, Burger King, Café Nero, JD Sports and Poundland

Accommodation

Ground Floor 4,523 sq ft
First Floor Sales 2,861 sq ft
First Floor Store 1,444 sq ft

Excellent condition with first floor sales and lift access

Tenure

Available by way of a new lease.

Rent

£75,000 per annum exclusive.

Service Charge

£21,000 per annum.

Rating Assessment

Rateable Value £81,000
Rates Payable £43,335

Interested parties are advised to make their own enquiries with the local council to verify this information.

EPC

Available on request.

VAT

The property is registered for VAT.

Legal Costs

Each party to bear their own legal costs in respect of all legal documentation produced in this transaction.

Money Laundering

Money Laundering Regulations require Mason Partners to conduct checks upon all purchasers. Prospective purchasers / parties will need to provide proof of identity and residence.

Viewing

Sole Agent Mathew Green 07774 725095

mathewgreen@masonpartners.com

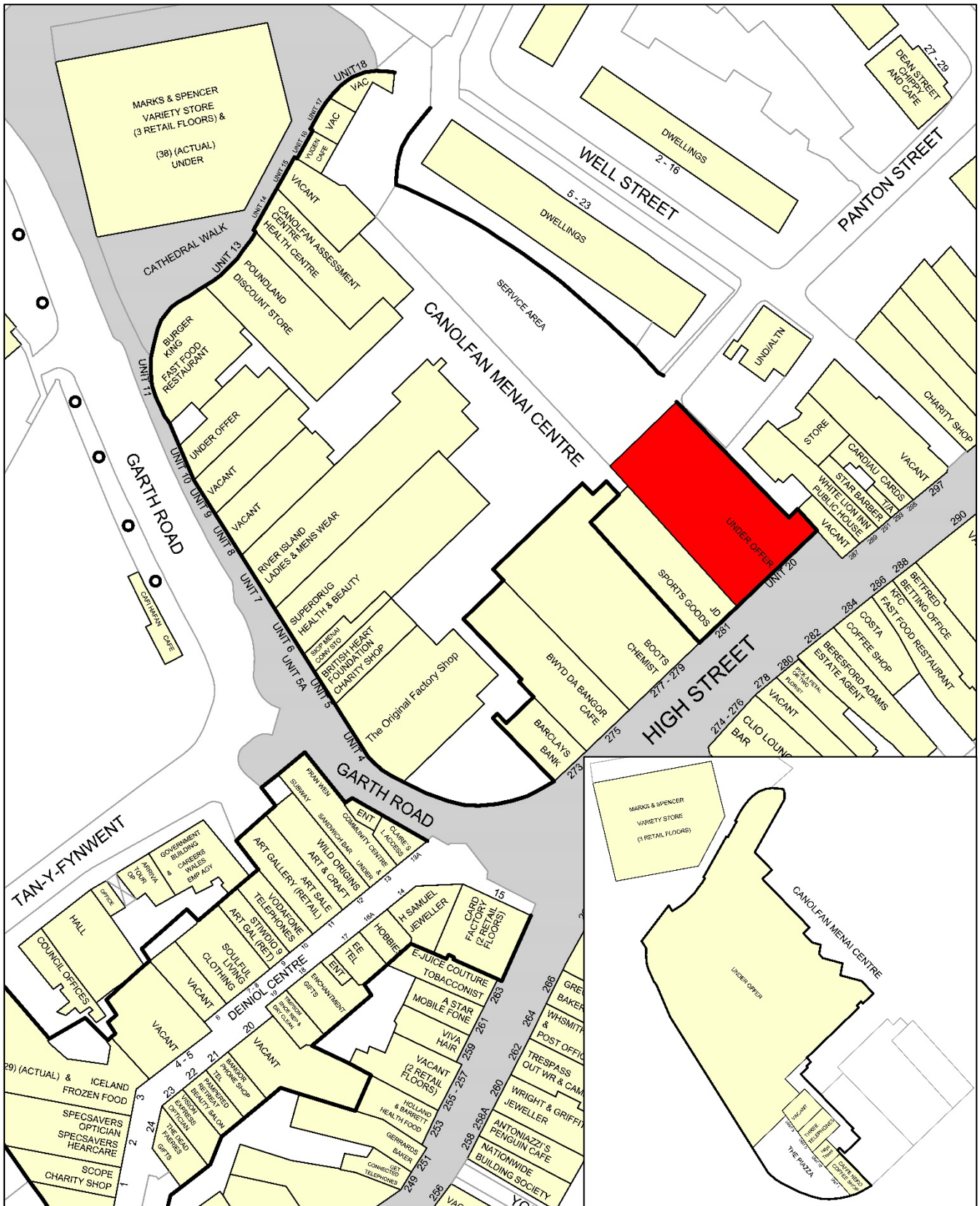
0151 227 1008

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