

PRIME SHOP UNIT TO LET

BANGOR – Unit 9, 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 1,915 Sq ft

This unit can be combined with Unit 8 to provide 4,903 sq ft

Tenure

Available by way of a new lease.

Rent

£47,500 per annum exclusive.

Service Charge

£4,989 per annum.

Rating Assessment

Rateable Value To be assessed
Rates Payable

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

Mathew Green

07774 725095

mathewgreen@masonpartners.com

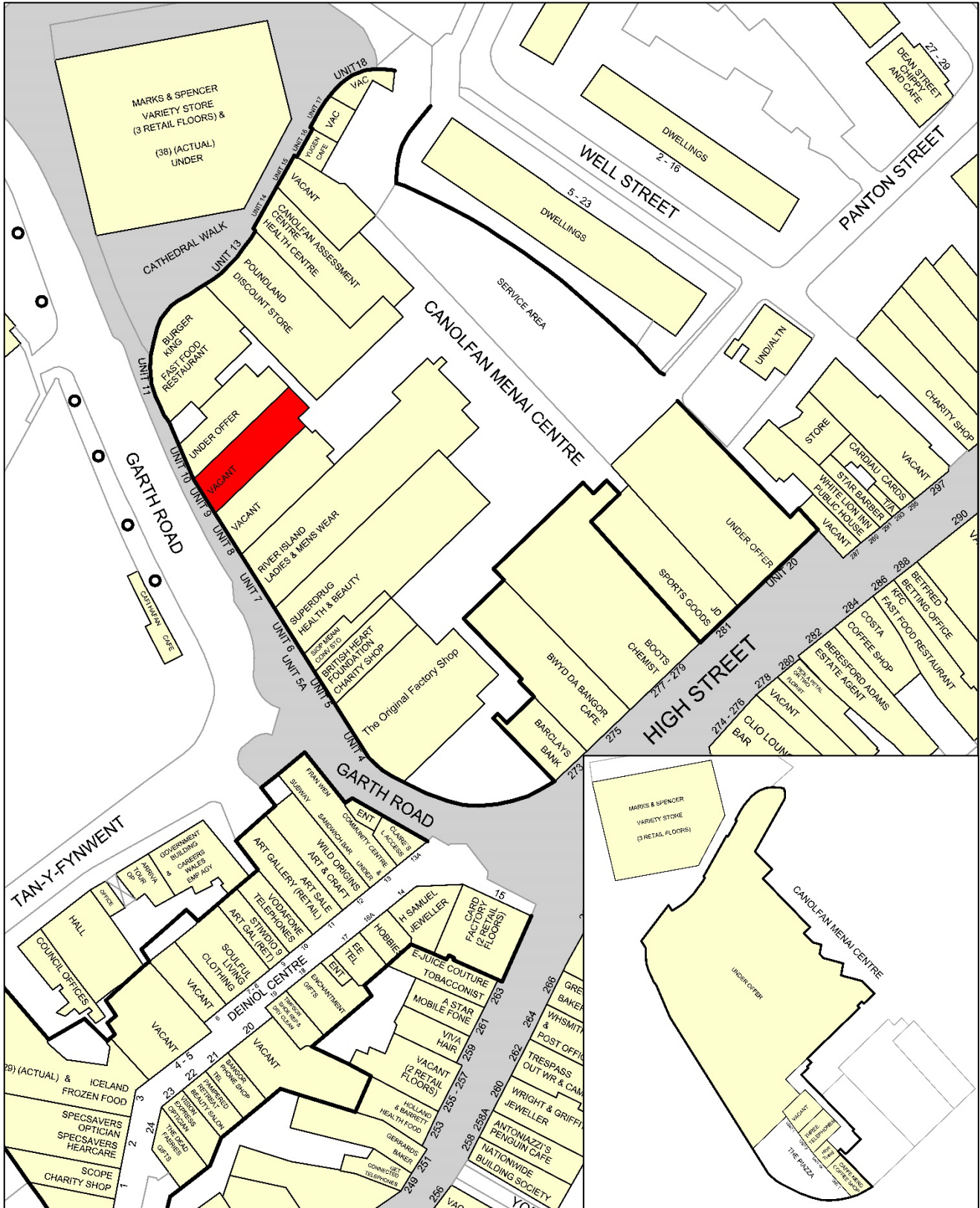
0151 227 1008

masonpartners.com

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Misrepresentation Act 1967 (condition under which particulars are issued). Messrs Mason Partners for themselves and the Vendors/Lessors of this property whose agents they are given 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 make or give any representation or warranty whatsoever in relation to this property. Any intending purchaser/lessors must satisfy themselves by inspection or otherwise as to the correctness of each statement contained in these particulars.

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