

# PRIME SHOP UNIT TO LET

## BANGOR – Unit 15, 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 1,457 sq ft  
First Floor 1,139 sq ft

### Tenure

Available by way of a new lease.

### Rent

£22,500 per annum exclusive.

### Service Charge

£4,381 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

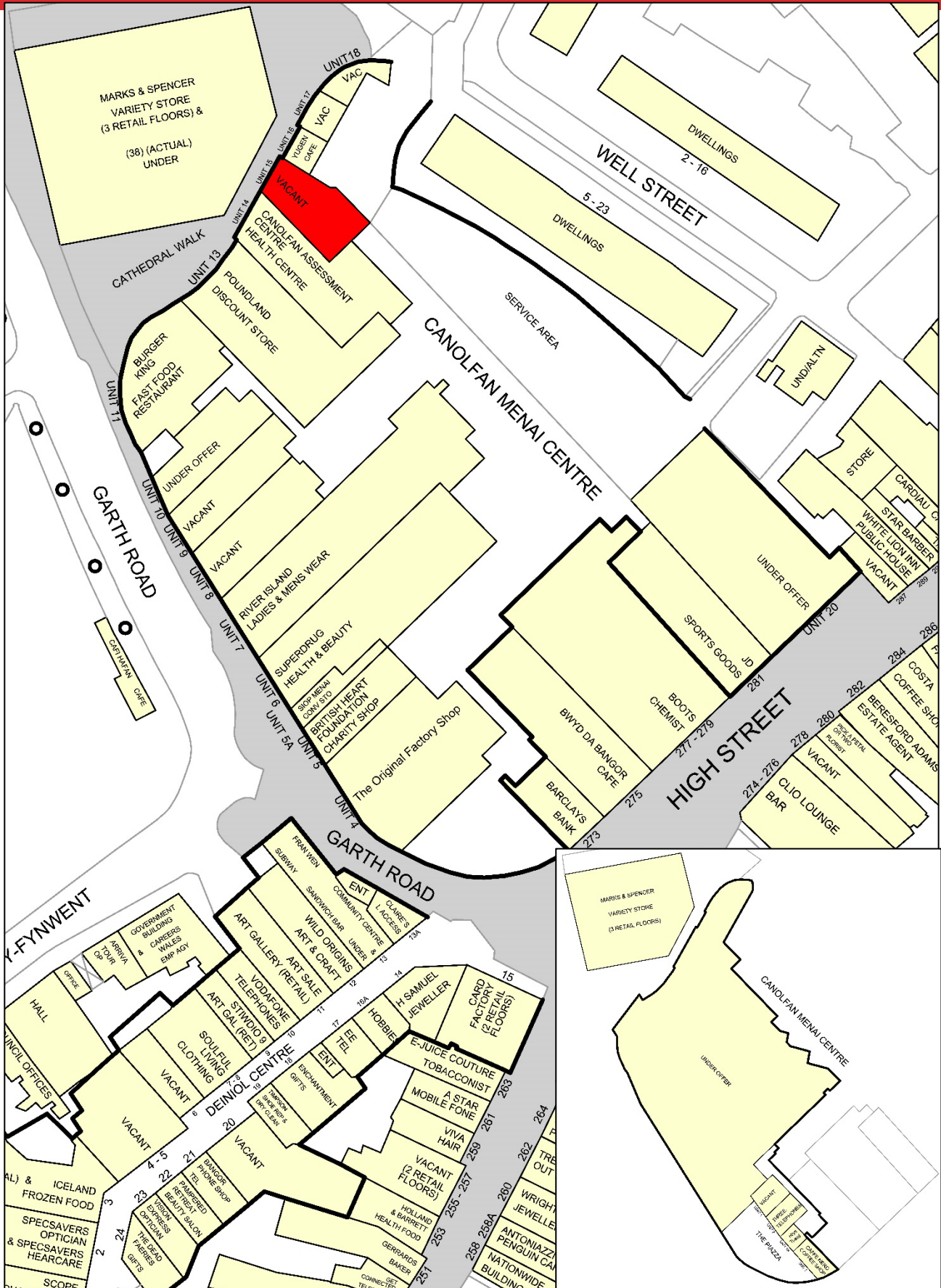
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