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Bangor

95 High Street, Bangor, Gwynedd LL57 1NS

SALE: Offers Over £89,950 / LEASE: £8,600 PER ANNUM



DESCRIPTION:

A spacious 2 Storey Commercial Premises (Grade II Listed) situated in the heart of the city of Bangor, conveniently positioned on the High Street and with wheelchair access from the rear directly onto a major public car park. The premises offers a large open plan layout to the ground floor and having been previously utilised as a hair salon, there is also a further wash room to the rear including together with a second room which could be utilized as a staff room or a treatment/therapy room. There are WC facilities to the ground and first floor. On the second floor there are 2 further rooms, a kitchen and shower room. These rooms have beautiful exposed floorboards and a fine feature open fireplace, offering much character. The premises would be suitable for a range of businesses such as hair hairdressing, boutique clothing or offices. However, there is also the possibility of converting the premises, or even the first floor into residential use – subject to change of use. uPVC double glazing is fitted to the first floor and there is also Economy 7 heating. For a brief overview of the layout of the premises, please consult the floorplan contained within these details.

12 Y Maes, Caernarfon, Gwynedd LL55 2NF | commercial@dafyddhardy.co.uk | 01286 676760





Location:

Bangor is a major commercial and shopping destination and a hub for public transport which serves the North Wales coast and Anglesey. Located on the High Street, there are a wide variety of businesses within the vicinity, many of which have traded here for many years. Bangor is a vibrant cosmopolitan city, with a renowned university providing the courses and facilities that attract students worldwide. There are plentiful schools and further education facilities also and a vast range of amenities which include excellent High Street shops, out of town retail parks and numerous supermarkets. Right at the heart of the city is the recently opened Pontio arts centre, a modern landmark that compliments many of the older historic buildings and architecture. Bangor is also one of the coastal cities which offers an authentic Victorian pier. The A55 expressway is but a short drive away allowing access to the Isle of Anglesey, Snowdonia National Park and the northerly coastline and attractions.

Accommodation

The premises provide the following approximate areas/dimensions:-

Accommodation	Metric m ²	Imperial ft ²
Retail Room 1	29.92 m2	322 ft2
Retail Room 2	9.29 m2	100 ft2
Staff Room	9.26 m2	99 ft2
Room 1	15.52 m2	167 ft2
Room 2	6.55 m2	70 ft2
Kitchen	7.36 m2	79 ft2
Shower Room	4.26 m2	46 ft2
Overall	82.16 m²	883 ft²

Sale Price - £89,950

Lease - £8,600PA

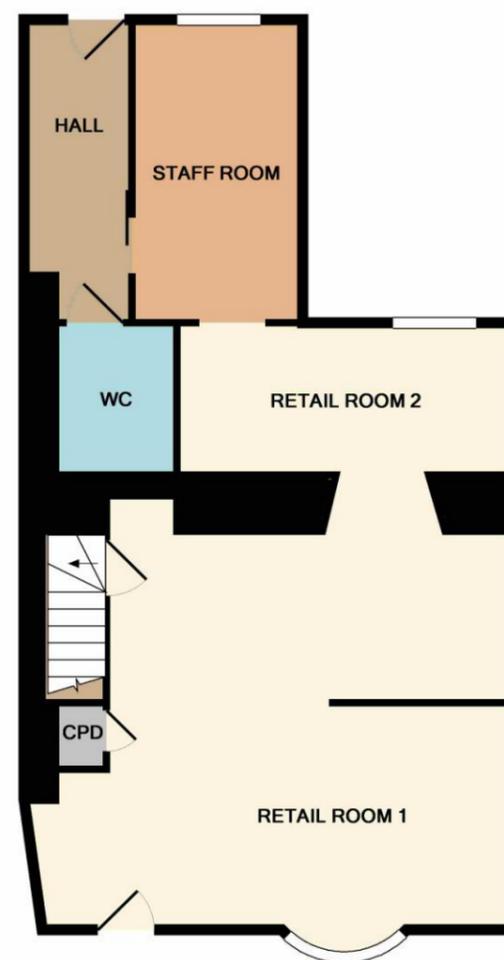
Rates

We understand from our enquiries of the VOA website that the premises are assessed for Rates as follows:-

Rateable Value (2018)	£ £6,800
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Interested parties to make their own enquiries as to any rate relief that may be applicable.

Dafydd Hardy gives no warranty that the values supplied or the sums of money expressed as being payable are accurate and the assignee should make their own enquires with the Local Rating Authority to confirm the figures quoted are correct.



GROUND FLOOR
APPROX. FLOOR
AREA 686 SQ.FT.
(63.8 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 412 SQ.FT.
(38.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 1098 SQ.FT. (102.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Legal Costs

Each party will be responsible for their own legal costs incurred in this transaction.

VAT

Prices, outgoings and rentals are exclusive of, but may be liable to, VAT.

Viewing by appointment

Tel: 01286 676760
Email: commercial@dafyddhardy.co.uk

Directions

From our Bangor office, proceed along the High Street past Lon Popty on your left and after approximately 150 yards you will find the property on your right hand opposite Pendref Chapel.

