



DAFYDD HARDY

PRYNU • GWERTHU • GOSOD BUY • SELL • LET

COMMERCIAL
MASNACHOL

BANGOR

Unit 8, Canolfan Menai Centre, Garth Road, Bangor, Gwynedd, LL57 1DN

RENT £45,000 Per Annum



- Spacious retail unit with excellent visibility and footfall
- Prime position close to the City Centre
- Retail area of some 2,869 square feet
- Immediate proximity to the main bus station for link to Caernarfon, Holyhead, and Llandudno
- Rear access for HGV deliveries
- Neighbouring an excellent mix of established national and local businesses
- Suitable for a variety of uses (subject to relevant consents)

Viewing / Enquiry
01248 711 999 / 01286 677 774



dafyddhardy.co.uk





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ACCOMMODATION

The premises provide the following approximate dimensions:-

ACCOMMODATION		
Ground Floor	2,851 ft ²	264.8 m ²

TENURE

Leasehold.

RATES

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

Rateable Value	£ TBC
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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.

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.

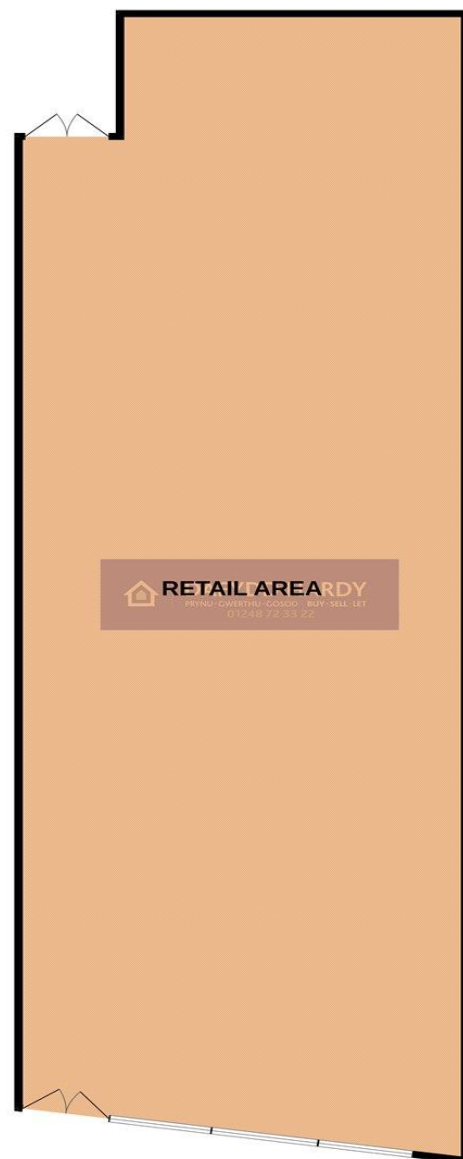
MONEY LAUNDERING REGULATIONS

We are obliged to verify the identity of any proposed purchasers/tenants once a sale/let has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering. This is a legal requirement.

EPC

Band C. A full copy of the report is available from the selling agents or: <https://www.ndepcregister.com/>

GROUND FLOOR
2851 sq.ft. (264.8 sq.m.) approx.



TOTAL FLOOR AREA : 2851 sq.ft. (264.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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SUBJECT TO CONTRACT

Contact: Commercial Department
Tel: 01248 711 999 / 01286 677 774
Email: commercial@dafyddhardy.co.uk

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