



**EXISTING ALDI STORE**  
**1,184 SQ M (12,739 SQ FT) ON A SITE AREA OF 1.18**  
**ACRES INCLUDING 70 PARKING SPACES**

**FOR SALE/TO LET**  
**DUE TO RELOCATION**

**GARTH ROAD**  
**BANGOR**  
**LL57 2SB**

- ◆ Available with Vacant Possession in April 2022
- ◆ Suitable for a number of alternative uses subject to planning permission
- ◆ Excellent location close to Bangor University, Marks & Spencer and The Menai Shopping Centre
- ◆ Large multi storey car park adjacent



## LOCATION

The property fronts the A5 close to the junctions of Dean Street & Well Street and directly opposite Marks & Spencer.

This is a mixed commercial and residential area with Bangor University and many halls of residence close by.

## DESCRIPTION

A detached single storey existing retail food unit with sales warehousing and amenity space. The building has a dock level loading area.

There are brick elevations under a pitched clad roof and glazing to the front elevation.

There is a 70 space car park to the front of the building.

A number of alternative uses STPP would be suitable.

## ACCOMMODATION

In accordance with the RICS Property Measurement (2nd Edition), we have calculated the following approximate Gross Internal Areas:

Sales area	758 sq m	(8,156 sq ft)
Warehouse & ancillary	426 sq m	(4,583 sq ft)
<b>GIA Total</b>	<b>1,184 sq m</b>	<b>(12,739 sq ft)</b>
<b>Site Area</b>	<b>0.47 ha</b>	<b>(1.18 acres)</b>

## SALE PRICE

£1,250,000 plus VAT

## LEASE

Available by way of a new Tenants Full Repairing and Insuring lease for a term of years to be agreed at a rental of £120,000 per annum exclusive.

## VAT

VAT is applicable, and will be charged at the prevailing rate.

## RATES

Rateable Value: £174,000 (2017 Rating List)

The Standard Uniform Business Rate for the 2021/2022 Financial Year is 0.499 pence in the £, or £0.512 pence in the £ for qualifying small businesses.

## SERVICES

The mains services connected to the property include water, gas, electricity supply and of course mains drainage. Please note that Lamb & Swift Commercial have not tested any of the service installations or appliances connected to the property.

## EPC

An EPC has been commissioned and a full copy of the Report can be made available upon request.

## LEGAL COSTS

Each party to be responsible for their own legal costs involved in the transaction.

## ANTI-MONEY LAUNDERING

In accordance with Anti Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

## VIEWING

Strictly by appointment with sole agents, LAMB & SWIFT COMMERCIAL.

Contact: Nick Swift, Daniel Westwell or Nathan Broughton

Telephone: 01204 522 275

Email: [nswift@lambandswift.com](mailto:nswift@lambandswift.com), [dwestwell@lambandswift.com](mailto:dwestwell@lambandswift.com) or [nbroughton@lambandswift.com](mailto:nbroughton@lambandswift.com)

Website: [www.lambandswift.com](http://www.lambandswift.com)

## Important Notice

Messrs Lamb & Swift Commercial for themselves and for the vendors or lessors of this property whose agents they are give notice that a) The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute nor constitute part of an offer of contract, b) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchaser or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them, c) no person in the employment of Messrs Lamb & Swift Commercial has any authority to make or give any representations or warranty whatsoever in relation to this property.

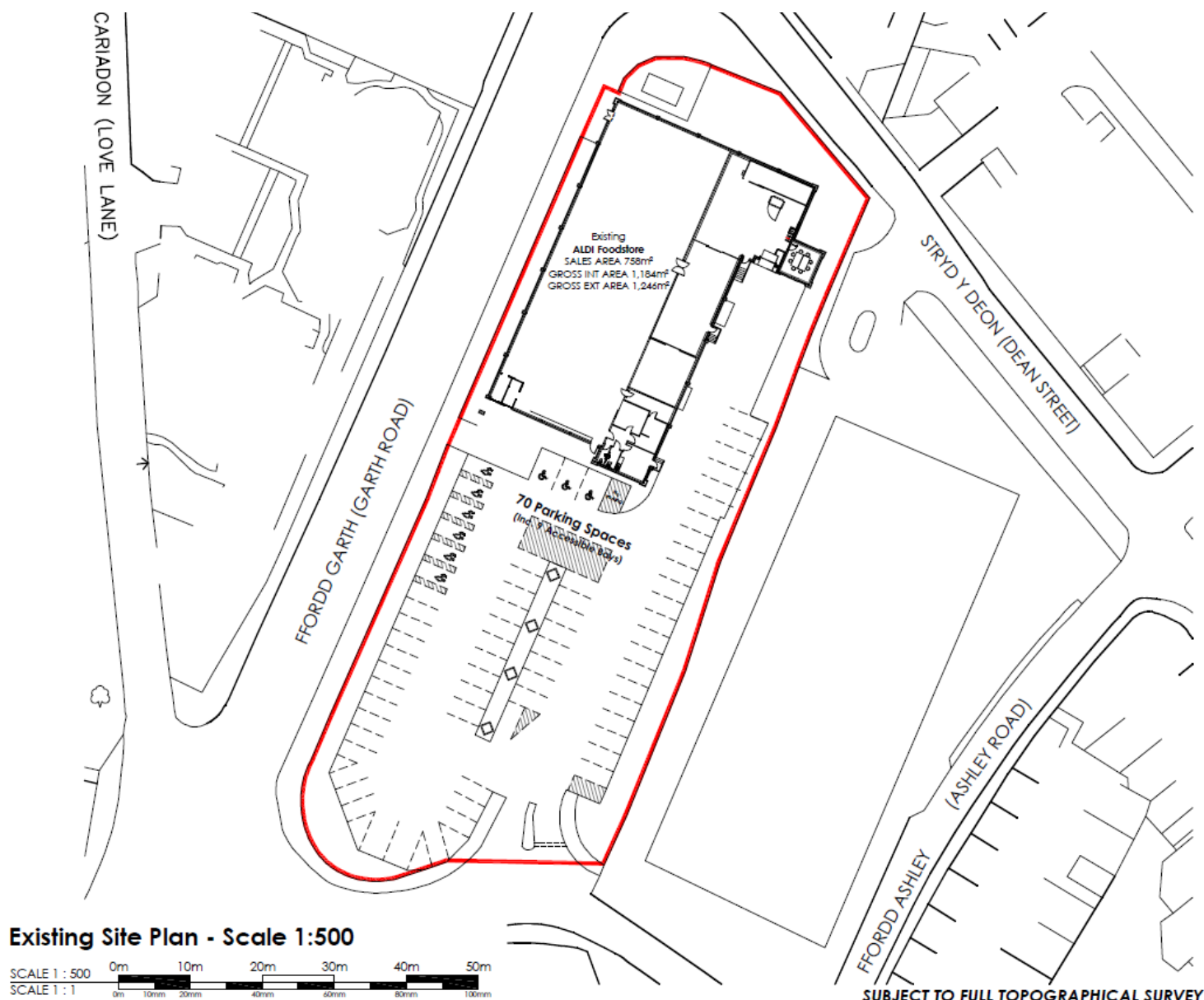




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