



**St. Davids
Commercial**

FOR SALE

Ref: SD 2454

Fabulous ground Floor Investment - £400,000

246/248 High Street, Bangor, LL57 1PA



Fabulous ground floor investment producing £38,000 per annum.

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Let to Pandora and Clogau Gold.

FREEHOLD

£400,000 FREEHOLD

CALL US 01492 534881

St. Davids Commercial

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St Davids Property Management Ltd.

Address as Above
Co. Reg. No. 02625193



246 HIGH STREET, BANGOR, LL57 1PA

Let to Pandora on F.R.I. lease terms from 23/7/2018 producing £24,000, break clause not executed, 10 year lease from 23/7/2018.

248 HIGH STREET, BANGOR, LL57 1PA

12 year lease from 20/9/2018, break clauses every 3 years, income £14,000.

Producing in total £38,000.00 per annum

Price £400,000.00

St David's Commercial has not tested any fixtures and fittings and cannot therefore guarantee they are in working order. Your home is at risk if you fail to keep up repayments on a loan or mortgage secured upon it.

MISREPRESENTATION ACT 1967 (Conditions under which particulars are issued). St Davids Commercial 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/lessees must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. March 2023. Subject to contract.

FREEHOLD

£400,000 FREEHOLD