



**St. Davids
Commercial**

FOR SALE

Ref: SD 2609

Greek Restaurant - £24,950

147-149 High Street, Bangor



**Double fronted, newly renovated Greek Restaurant and Takeaway situated on Bangor High Street.
Excelantly Located.**

PREMIUM

£24,950 PREMIUM

CALL US 01492 534881

St. Davids Commercial
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Web: www.stdavidsproperty.com

St Davids Property Management Ltd.
Address as Above
Co. Reg. No. 02625193



Accommodation

Ground Floor extending to some 105m² – 1140 square feet. Including fully fitted kitchen and 2 x w/c

50 covers.

EPC Rating B expiring 1st February 2026.

Rateable Value £15,000 according to the Gwynedd Council website.

5 Year Lease Term from 14/03/24 passing rental of £14,000 per annum, 3 year break at 14/03/24.

PREMIUM £24,950

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. JULY 2024. Subject to contract. Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/let has been agreed and prior to instructing solicitors.

PREMIUM

£24,950 PREMIUM