

255/257 High Street Bangor, Clywd LL57 1PB

lot 25

Freehold Retail Investment

- Prime position on pedestrianised High Street
- Immediately adjacent to Menai and Deiniol Shopping Centres
- Let to Redcastle Limited (trading as TopShop and TopMan) guaranteed by Arcadia Group Ltd
- Nearby occupiers include Holland & Barrett, W H Smith, Phones 4U, NatWest, Shoe Zone and Lloyds TSB
- 6 Week Completion Period Available

Rent
£81,750
per annum
exclusive



Photographs taken 6th August 2011



On behalf of Mark Robert Fry and Nigel David Nutting of Begbies Traynor appointed as Joint Administrators of Cathco Property Holdings (in Administration)

Location

Miles: 9 miles north-east of Caernarfon
20 miles south-west of Llandudno
60 miles west of Chester

Roads: A5, A55

Rail: Bangor Rail

Air: Liverpool John Lennon Airport, Anglesey Airport

Situation

The property is situated in a prime position on the western side of the pedestrianised High Street. Deiniol Shopping Centre, with occupiers such as H Samuel, Vodafone and Clinton Cards, is immediately adjacent to the property and the Menai Shopping Centre is located nearby with occupiers including River Island,

Superdrug, H&M and Debenhams. Other nearby occupiers include Holland & Barrett, W H Smith, Phones 4U, NatWest, Shoe Zone and Lloyds TSB.

Description

The property comprises retail accommodation on the ground floor and retail and ancillary accommodation on the first floor.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews (Reversions)
Ground	Retail	210.24 sq m (2,263 sq ft)	REDCASTLE LTD (t/a TopShop and Topman) guaranteed by ARCADIA GROUP LTD (1) (2)	15 years from 25/12/1999 (2) on a full repairing and insuring lease	£81,750	(2014)
First	Retail	116.96 sq m (1,259 sq ft)				
First	Ancillary	41.34 sq m (445 sq ft)				

Totals 368.54 sq m (3,967 sq ft) **£81,750**

(1) Redcastle Limited is a subsidiary of Arcadia Group, who are the UK's largest privately owned clothing retailer with more than 2,500 outlets. The group consists of Burton, Dorothy Perkins, Evans, Miss Selfridge, Topman, TopShop and Wallis (Source: www.arcadiagroup.co.uk 28/02/2012).

(2) The lease is guaranteed by Arcadia Group Ltd. For the year ending 28th August 2010, Arcadia Group Ltd reported a turnover of £146,923,000, pre-tax profit of £19,845,000 and a total net worth of £1,092,763,000 (Source: www.riskdisk.com 29/02/2012).

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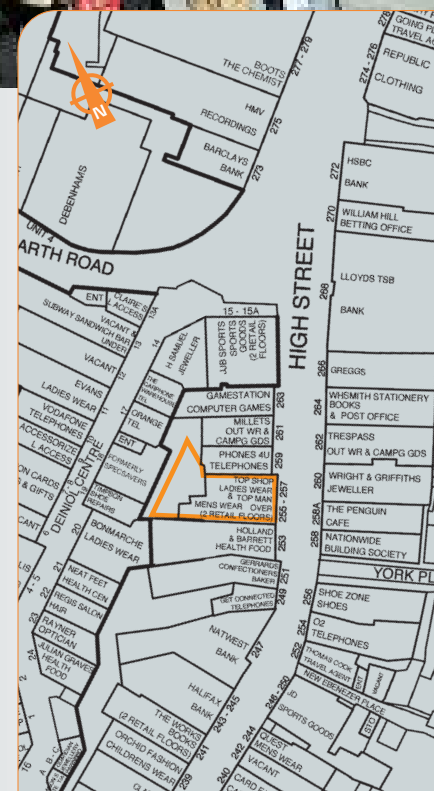
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