



DAFYDD HARDY

PRYNU · GWERTHU · GOSOD BUY · SELL · LET

COMMERCIAL
MASNACHOL

FOR LEASE: £16,000 pa

Canolfan Lafan, 1-2 Glanrafon, Bangor, Gwynedd, LL57 1LH

Occupying a prime city centre location, close to the Cathedral, 1-2 Glanrafon is a substantial Semi-Detached property with an extensive plot/parking area to the side. Currently used as offices this well maintained 2 storey property offers a spacious Reception Room, a staff Kitchen and a lift to the 1st floor. With over 10 separate offices and 3 easy access restrooms, this spacious property could lend itself to many different uses. Outside to the side is an extensive, secure parking area that with all the relevant permissions could be a potential development plot.

Directions

From our Bangor Office turn right and head for the Cathedral. Continue down the hill, passing the Cathedral Entrance on your right and Number 1-2 Glanrafon will be on the corner to your left.

What3words reference: amused.encoder.clapper

- Substantial semi-detached property
- Set over 2 storeys
- Prime City centre location
- Several individual offices
- Reception area
- Kitchen & staff room
- Easy access WC's
- Extensive enclosed parking area



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Accommodation

The premises provide the following approximate dimensions:

ACCOMMODATION		
Ground Floor		
Office 1	226 ft ²	21 m ²
Office 2	155 ft ²	14.4 m ²
Office 3	94.7 ft ²	8.8 m ²
Office 4	99 ft ²	9.2 m ²
Office 5	113 ft ²	10.5 m ²
Library	170 ft ²	15.8 m ²
Kitchen	116.2 ft ²	10.8 m ²
WC	24.7 ft ²	2.3 m ²
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First Floor		
Room 1	180.8 ft ²	16.8 m ²
Room 2	246.4 ft ²	22.9 m ²
Room 3	215.2 ft ²	20 m ²
Room 4	106.5 ft ²	9.9 m ²
Room 5	72.1 ft ²	6.7 m ²
Room 6	117.3 ft ²	10.9 m ²
Room 7	87.1 ft ²	8.1 m ²
Room 8	76.4 ft ²	7.1 m ²

Agents Note

We have been informed that Japanese Knotweed is present within the boundary – no current treatment plan in place.

Tenure

Freehold

Rates

We understand from our enquiries of the VOA website that the commercial premises have a

Rateable Value of £14,750

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.

Energy Performance Rating

The property has the following EPC rating: TBC. See EPC report for full information.

Legal Cost/VAT

Each party will be responsible for their own legal costs incurred in this transaction. 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.

Contact: Commercial Department
Tel: 01286 676760 / 01492 884484
Email: commercial@dafyddhardy.co.uk



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GROUND FLOOR
1827 sq.ft. (169.7 sq.m.) approx.



1ST FLOOR
1400 sq.ft. (130.1 sq.m.) approx.



TOTAL FLOOR AREA : 3227 sq.ft. (299.8 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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