



LEASE AVAILABLE

BANGOR - UNIT 1, THE DEINIOL CENTRE, LL57 1NW

GROUND + FIRST FLOORS: 87.42 SQ M - 941 SQ FT

****SUBJECT TO VACANT POSSESSION****

LOCATION

Unit 1 is prominently positioned within The Deiniol Shopping Centre, a key retail hub in the heart of Bangor, North Wales. The centre enjoys strong pedestrian footfall and benefits from its central location, with convenient access to local bus routes and Bangor railway station, as well as nearby road links including the A5 and A55 expressway.

The centre is home to multiple great occupiers to include Vodafone, Card Factory and Enchantment whilst close to Bangor University.

Street view link: [Bangor, Wales - Google Maps](#)

ACCOMMODATION

The approximate net internal floor areas and dimensions are:

Ground floor:	87.42 sq m	(941 sq ft)
First floor:	57.60 sq m	(620 sq ft)

LEASE

The existing lease expires on the 24th of December 2026. There is an option to sublet, assign or create a new lease.

CONTACT

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IMPORTANT INFORMATION

Our property particulars do not represent an offer or contract, or part of one. The information given is without responsibility on the part of the agents, seller(s) or lessor(s) and you should not rely on the information as being factually accurate about the property, its condition or its value. Neither Carter Jonas LLP nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. We have not carried out a detailed survey, nor tested the services, appliances or fittings at the property. The images shown may only represent part of the property and are as they appeared at the time of being photographed. The areas, measurements and distances are approximate only. Any reference to alterations or use does not mean that any necessary planning permission, building regulation or other consent has been obtained. The VAT position relating to the property may change without notice. Note: All plans not to scale.

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RENT

£12,000 per annum exclusive.

SERVICE CHARGE

A service charge will be levied for the general upkeep and maintenance of the building. Our understand is the current service charge is £5,135.32 per annum.

PLANNING

It is understood that the premises benefit from an **E Class planning consent** allowing for uses to include **retail, offices, cafe/restaurant** and some **medical uses** amongst others. Any interested party is advised to ensure that planning exists for their intended use and landlord approval will be required for all uses.

RATES

According to the Valuation Office website the premises are assessed as follows:

Rateable Value: £12,250

For rateable values of less than £15,000, small business rates relief may apply. Interested parties are advised to satisfy themselves if this is applicable to their proposed use by referring to: [Business rates relief: Small business rate relief - GOV.UK](#)

EPC

A certificate rated D (82) is available on request.

LEGAL COSTS

Each party to bear their own costs incurred in any transaction.

VAT

All figures within these terms are exclusive of VAT where applicable.

ANTI-MONEY LAUNDERING CHECKS (AML)

From May 2025, The Office of Financial Sanction Implementation (OFSI) requires Carter Jonas to carry out AML checks on all tenants, guarantors and purchasers of commercial property. Where deals are agreed, the relevant parties will be emailed with a link to cover this requirement. Alternatively, Carter Jonas will require photo identification (passport or driving licence) and proof of home address (e.g—recent utility bill) so the required checks can be undertaken.

VIEWING & FURTHER INFORMATION

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Stuart Williams: stuart.williams@carterjonas.co.uk / 0117 922 1222

For details of all commercial properties marketed through this firm please visit:

carterjonas.co.uk/commercial



SUBJECT TO CONTRACT NOVEMBER 2025

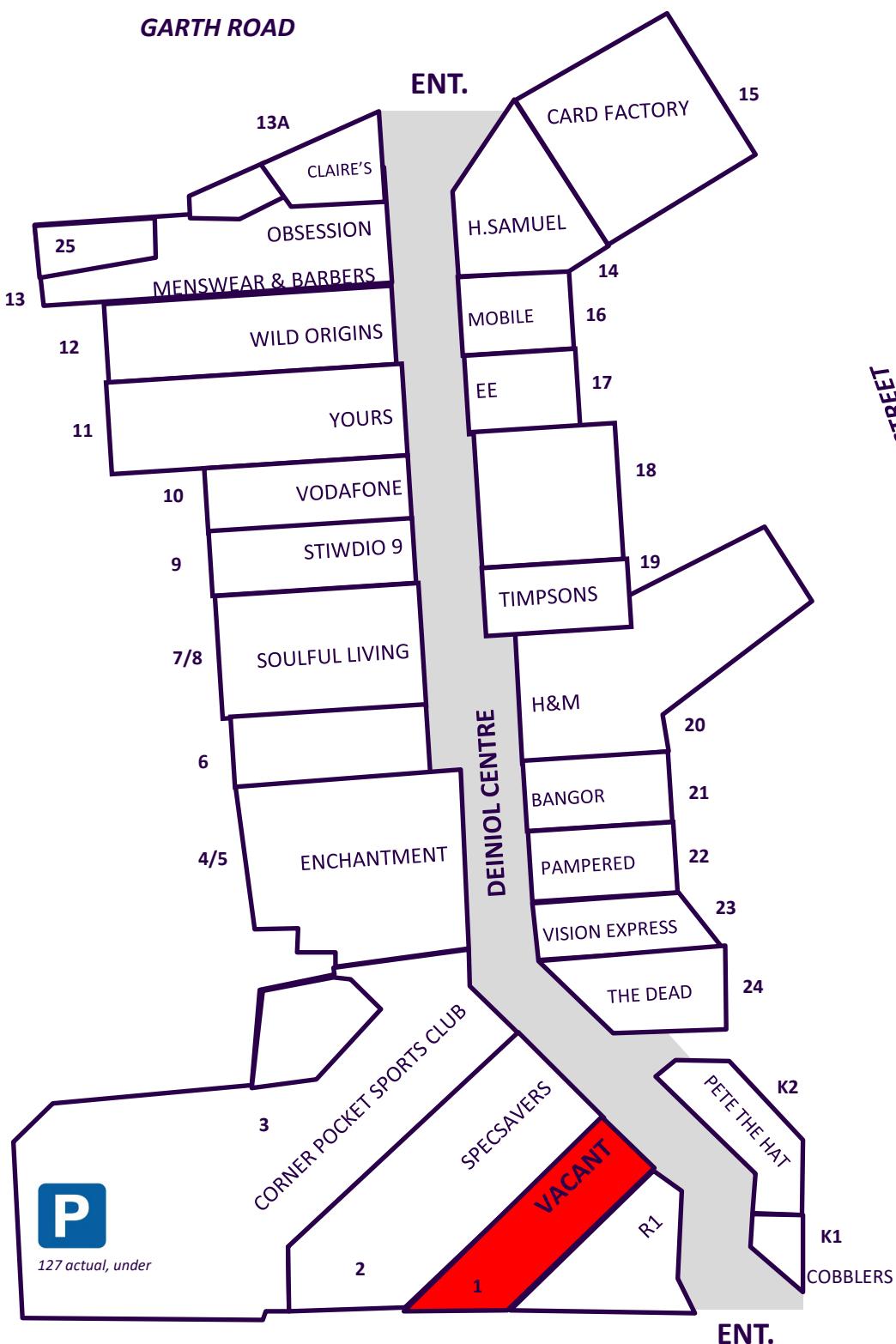
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TAN-Y-FYNWENT

GARTH ROAD

HIGH STREET



This street plan is for identification purposes only and is not to scale.

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