



To Let by way of assignment
Retail Unit Benefiting from
Hot Food Planning Consent
2d Toscana Retail Park, Bangor

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FRAZER
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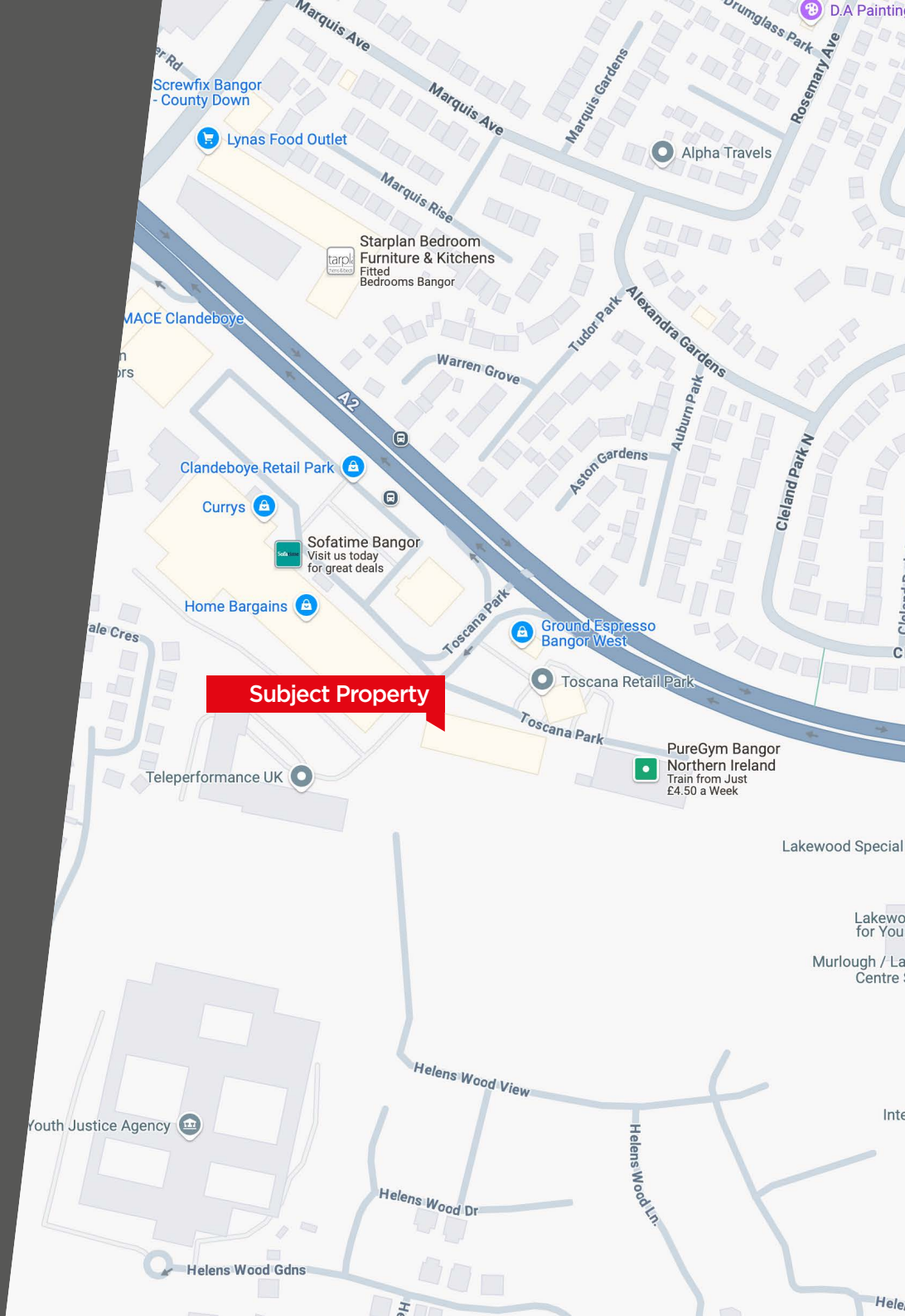
Summary

- Prominent commercial premises within Toscana Retail Park.
- Spacious retail shop benefiting from hot food planning consent.
- The premises is finished to a great standard for immediate occupation extending to c. 2,615 Sq Ft.
- Suitable for a variety of commercial uses, subject to any statutory planning consents.

Location

The subject retail units are situated at the entrance to the Toscana Retail Park, which is regarded as Bangor's premiere out-of-town retail warehouse location.

Toscana Retail Park includes tenants such as, Pure Gym, Ground Espresso Bars, Clearly Kids Nurseries & Apache Pizza.



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Description

The premises are fitted to an excellent standard at present and provide for a “ready to go” opportunity to commence trading immediately. The property benefits from a mixture of tiled and vinyl flooring, suspended ceiling with recessed lighting, wipe down wall panels and gas supply and electric roller shutter doors.

Formerly occupied as a Apache Pizza takeaway restaurant, the premises would also be suitable for a variety of alternative uses subject to planning.

Accommodation

We calculate the approximate Net Internal Area to be 2,615 sq ft (242.9 sq m)

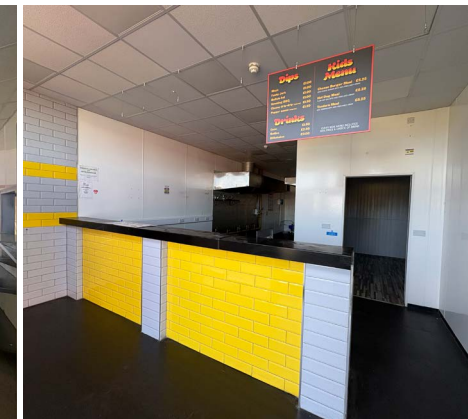
Rates

NAV: £22,400

Non-Domestic Rate in £ (23/24): 0.587437

Rates Payable: £13,158.59 per annum

We recommend that you contact Land & Property Services to verify these figures (Tel: 0300 200 7801).



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Lease Details

Lease Expiry	30th September 2031
Rent	£26,000 + VAT per annum
Rent Review	1st October 2026
Service Charge	Tenant responsible for payment of service charge calculated at £2,835 for the term 1st August 2024-31st July 2025 to include agent's management fee, maintenance and repair of communal areas to include the car park.

VAT

All figures quoted are exclusive of VAT, we understand this property is elected for VAT.

Viewing

Strictly by appointment with the sole letting agents:

Frazer Kidd

028 9023 3111

mail@frazerkidd.co.uk





FRAZER KIDD

For further information please contact:

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EPC

Energy performance certificate (EPC)

23, Telfair House, Belfast, BT1 4PB	Energy rating C	Valid until 31 February 2025
Certificate number 0100-2885-2842		
Property type A3/A4/A5 Restaurant and Cafes/Drinking Establishments and Hot Food takeaways		
Total floor area		221 square metres

Energy rating and score

This property's energy rating is C.

How this energy certificate was generated: www.gov.uk/energy-certificate