



Instinctive
Excellence
in Property.

To Let

Basement Retail Unit
10,173 sq ft (945.5 sq m)

44 Main Street
Bangor
BT20 5AG

RETAIL



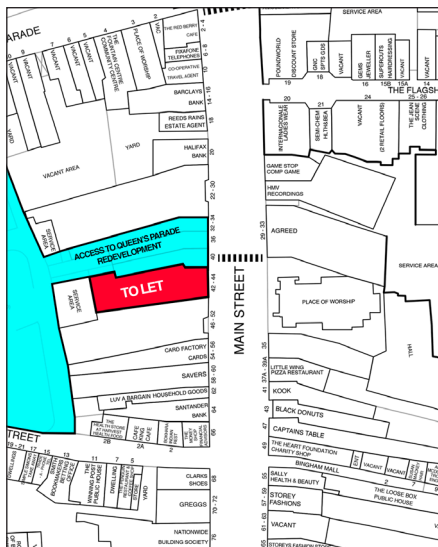
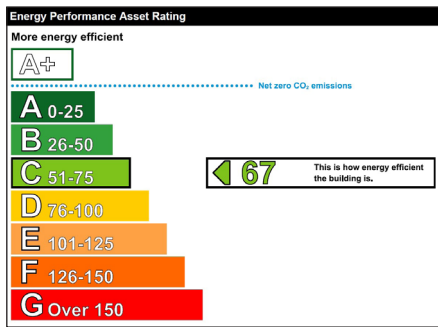
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EPC



Location

Bangor has now been awarded city status and is located in North Down, approximately 14 miles east of Belfast. The city serves as a popular commuter hub as well as being a desirable retail and leisure destination.

Bangor has a population of c. 60,000 (2011 census) and encompasses a wider catchment of c. 156,000 within the Ards and North Down Borough Council.

The property is situated on Main Street occupying a prominent position close to Nationwide Building Society, Santander and Caffè Nero.

Description

The unit is arranged over ground and basement level with the ground floor primarily facilitating access to the main basement sales area via a steel staircase and customer lift.

Internally the unit is finished to include exposed ceiling with fluorescent strip lighting and mounted heating/cooling cassettes, a combination of concrete/laminate flooring and plastered/painted walls. Ample storage is provided for as well as staff facilities including canteen and WC.

Accommodation

The property has been measured in accordance with the RICS code of Measuring Practice, Sixth Edition. All areas being approximate:

Description	Sq Ft	Sq M
Ground Floor Entrance Lobby	285	26.48
Basement Sales	7,205	669.72
Store	1,229	114.24
Store	289	26.87
Store	931	86.48
Office	78	7.22
Kitchen	156	14.5
Total	10,173	945.5

Lease Terms

- Term:** By negotiation
- Rent:** £50,000 per annum exclusive
- Repairs:** Effective full repairing lease via service charge
- Insurance:** Tenant to reimburse landlord for insurance premium

Rates

We have been advised by the Land and Property Services of the following rating information:

- Net Annual Value:** £45,300
- Rate in the £ for 2022/2023:** £0.5223

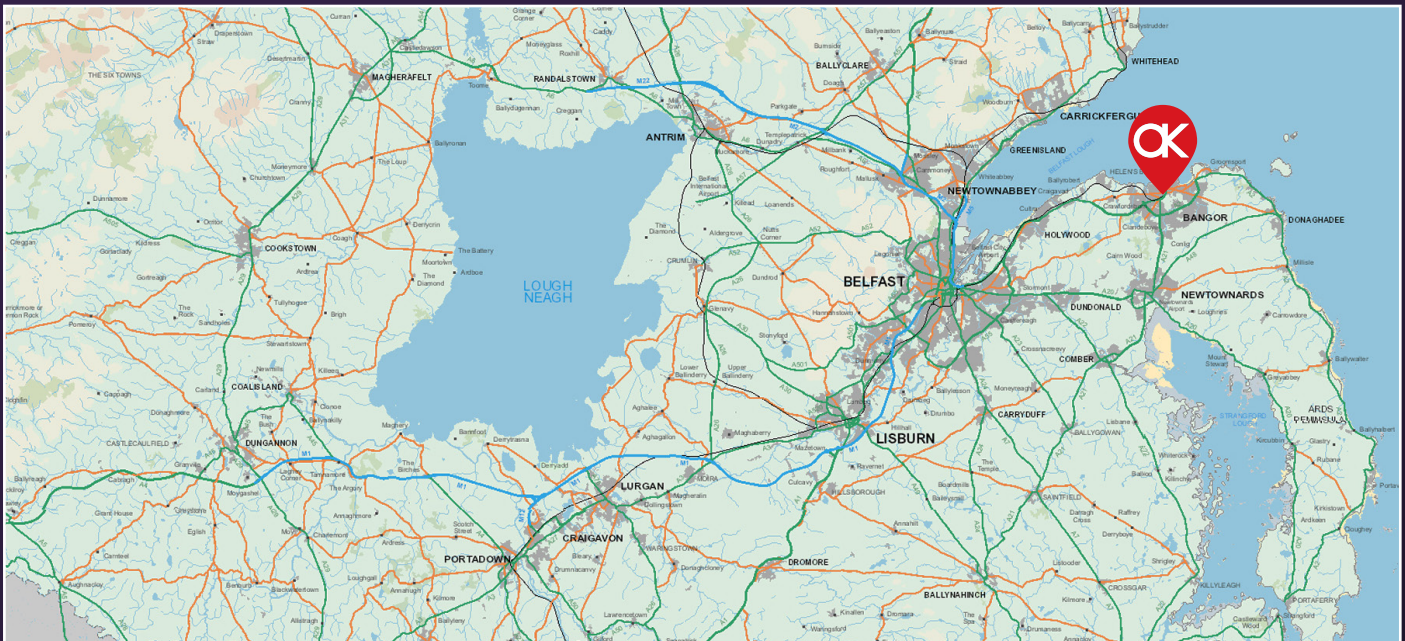
VAT

All prices, rentals and outgoings are quoted exclusive of VAT.

Viewing

By appointment through the sole agent.





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CUSTOMER DUE DILIGENCE

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MISREPRESENTATION ACT 1967

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