

UNITS 7 & 8 RATHGAEL EXCHANGE, RATHGAEL ROAD, BANGOR BT19 1RS



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Summary

- Excellent retail units to be constructed
- One unit benefits from Hot Food Planning Consent.
- High profile location, extremely visible from the Rathgael Road.
- An abundance of on-site car parking.
- Forms part of a popular neighbourhood retail scheme incorporating a BP petrol filling station, a Spar, Subway, Winemark, Barnardos, etc.

Location

Situated within the Rathgael Exchange scheme, fronting directly onto the Rathgael Road.

The Rathgael Road is a popular link route between the Belfast Road (A2) and Newtownards Road (A21) and enjoys a dense flow of traffic and a very populated hinterland.

Description

The units will be constructed to a developer's shell specification ready for a tenant's fit out.

One of the two proposed new build units benefits from Hot Food Planning Permission, however the units may be suitable for a variety of different uses to include coffee shop, professional office use or general retail use, subject to any necessary planning consents.

Accommodation

The two proposed new build units will extend to the following approximate areas:-

Unit 7	79 sq m	(850 sq ft)
Unit 8	79 sq m	(850 sq ft)

Lease Term

Length of lease by negotiation.

Rent

Unit 7: £15,000 per annum

Unit 8: £15,000 per annum

Service Charge

Tenants are to be responsible for payment of a service charge in connection with the landlord's outgoings to include a proportion of the landlord's costs in respect of the maintenance and upkeep of the common areas, the landlord's insurance premium and agent's management fees.

Rates

To be assessed.

VAT

All figures quoted are exclusive of VAT, which may be payable.

Viewing

Strictly by appointment with the Sole Selling Agents:

Frazer Kidd

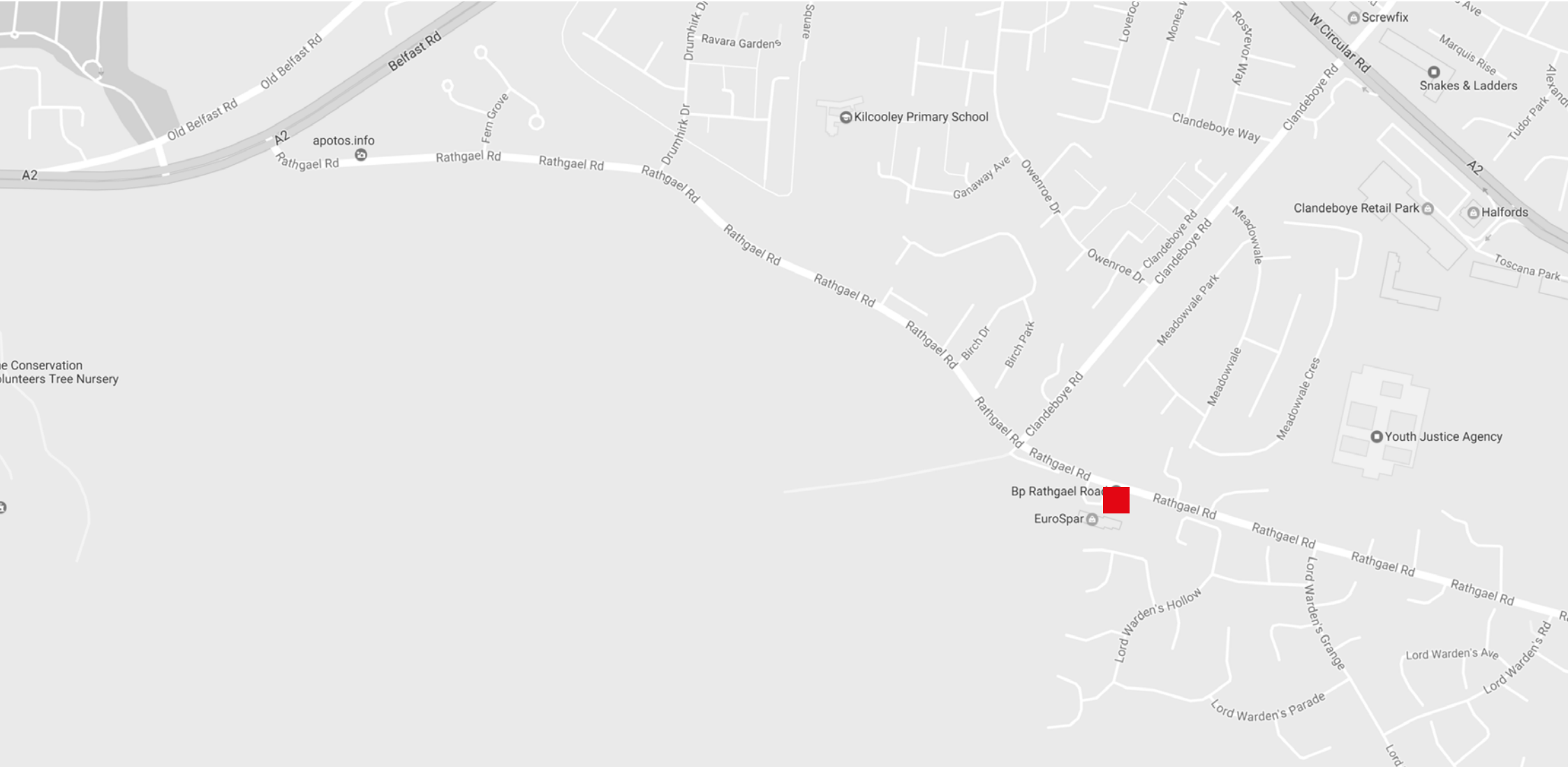
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