

Unit 4A, Ashbury Shopping Centre, Ashbury Avenue, Bangor, BT19 6TH To Let

First Floor space totalling approximately 2,863 sq ft - Suitable for a Variety of Uses



Location

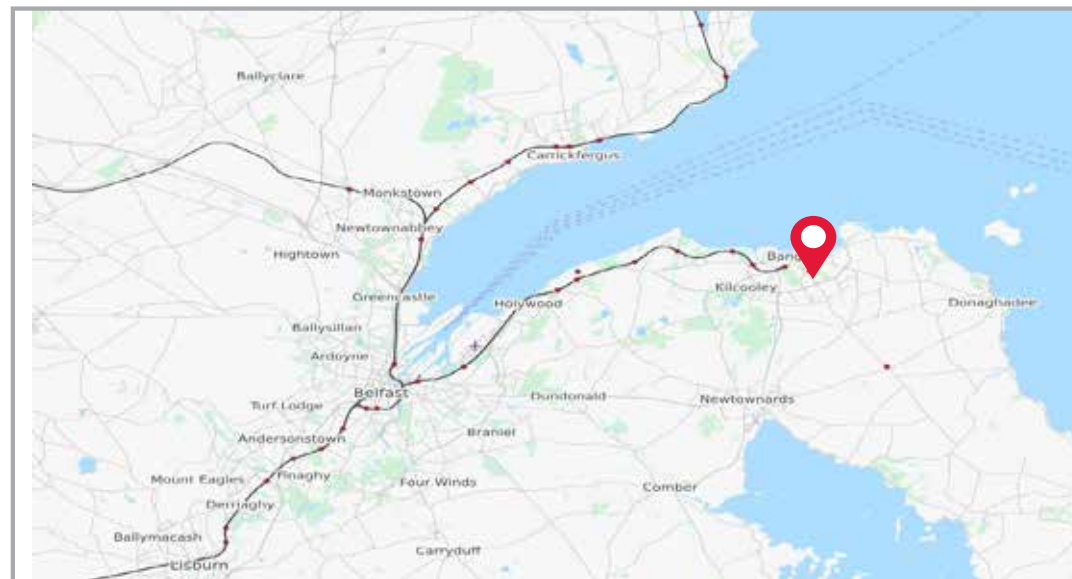
The subject retail development is strategically located within one of Bangor's largest residential development areas situated to the south side of the town, accessed via South Circular Road. Bangor is one of Northern Ireland's largest provincial towns with a population of some 76,400 people. Ashbury Shopping Centre is located off Ashbury Avenue and is well established as the neighbourhoods primary retail convenience centre.

Description

Ashbury Shopping Centre comprises of a large Eurospar convenience store, Barnardos, Gordons Chemists, Winemark and various fast food outlets. Each of the vacant units has been finished to a standard developer's shell specification.

Schedule of Accommodation

	Sq Ft	Sq M
Unit 4A - First Floor	2,863	265.9



For Indicative Purposes Only

Lease Details

Rent - Unit 4A - £25,000 per annum

Term - By negotiation.

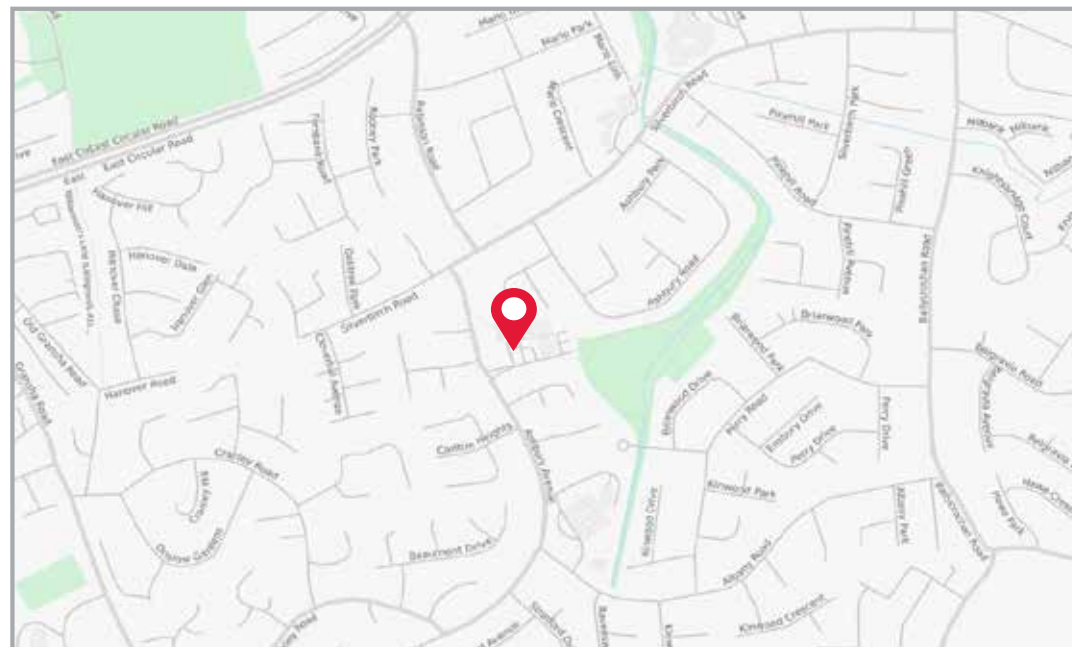
Rent Review - Every fifth year on an upwards only basis.

Service Charge - A service charge will be levied to cover security, maintenance, repair and cleaning of all common areas. Currently estimated at £7,011.24 pa.

Repairs & Insurance - Tenant responsible for internal repairs and reimbursement of a fair proportion of the building insurance premium to the landlord. Currently estimated at £614 pa.

Energy Performance Certificate

The property benefits from an EPC rating of C72 and the Energy Performance Certificate is available upon request.



Existing Occupiers



Front Car Park

Unit 4A

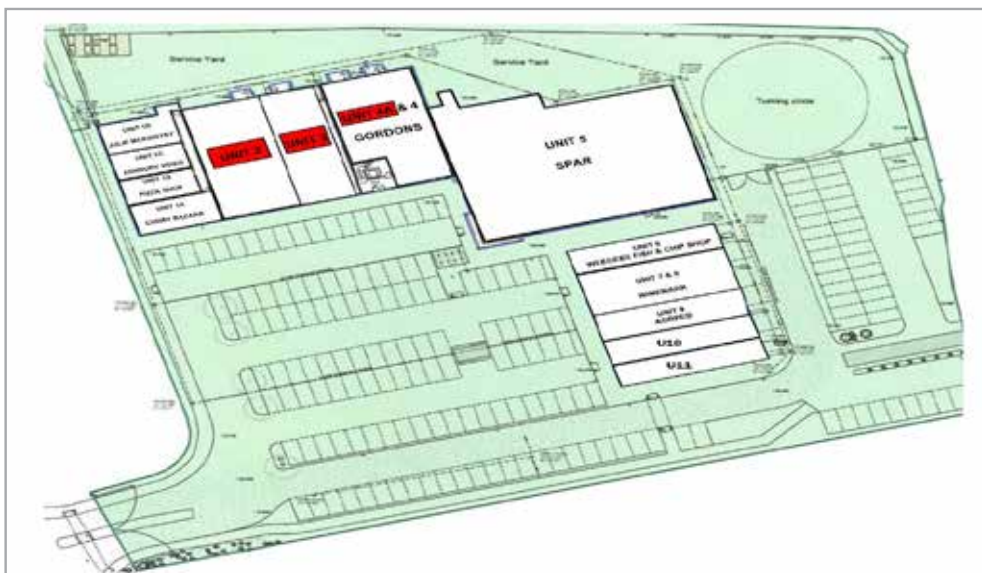


Rear Car Park





Unit 4A



Site Plan

Subject to Contract and Exclusive of VAT © Lambert Smith Hampton January 2021

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Rates

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

Unit 4A - The Net Annual Value to be re-assessed after occupation.

Value Added Tax

We have been advised that the subject units have been registered for VAT, therefore VAT will be charged in addition to the prices quoted.

Viewing Details / Further Information

For further information or to arrange a viewing, please contact:

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