



Instinctive
Excellence
in Property.

To Let

Prominent Retail Unit
c. 24,070 sq ft (2,236 sq m)

48 Main Street
Bangor
BT20 5AG

RETAIL

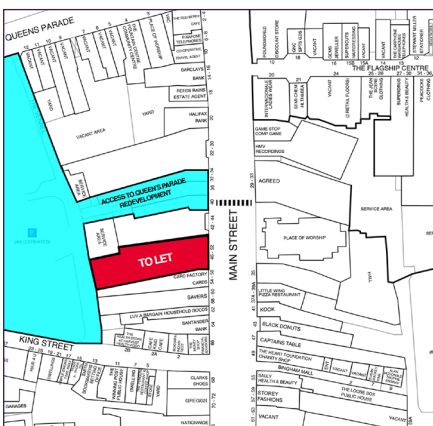
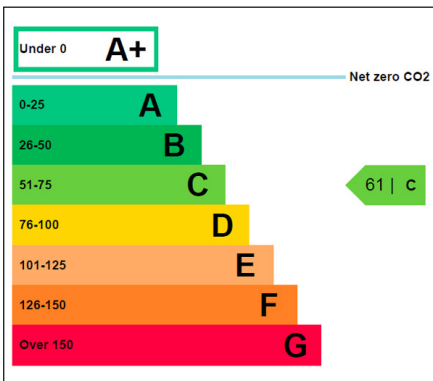


RETAIL

Location Map



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 wide catchment of c. 156,000 within the Ards and North Down Borough Council. The property occupies a prime position fronting main street and is in close proximity to a number neighbouring occupier which include Caffe Nero, Greggs, Boots chemist and Barclays.

Description

The subject property comprises a former TK Maxx retail unit arranged over ground and first floor and benefits from an escalator and a customer lift.

Internally the unit is finished to include suspended ceiling with fluorescent strip lighting and mounted heating/cooling cassettes. Ample storage is provided for on both floors 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	11,892	1,105
First Floor	12,178	1,131
Total	24,070	2,236

Lease Terms

- Term:** By negotiation
- Rent:** £125,000 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:** £122,000
- Rate in the £ for 2022/2023:** £0.5223

VAT

We have been advised by our client that the property is not elected for VAT, solicitor to confirm.

GAVIN CLARKE: 📞 028 9027 0031 📠 079 6817 9888 ✉ gavin.clarke@osborneking.com

Osborne King, 3rd Floor, Imperial House, 4-10 Donegall Square East, Belfast, BT1 5HD

📞 028 9027 0000 ✉ property@osborneking.com 🌐 www.osborneking.com 📱 📺 📷

CUSTOMER DUE DILIGENCE

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MISREPRESENTATION ACT 1967

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