



FOR SALE TO LET
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To Let

Prominent City Centre Retail Unit - 10,246 sq. ft. (952 sq. m)
29-33 Main Street, Bangor, County Down BT20 5AF

tdk | Property

tdkproperty.com 028 9024 7111

- **Highly Visible City Centre Retail Unit**
- **Rear Dock Level access for deliveries**
- **High level of passing pedestrian and vehicle traffic**

LOCATION

Bangor is a popular seaside city located on the shores of Belfast Lough, approximately 14 miles east of Belfast with a population of over 67,000 (check)

The property is situated in a prominent location on Main Street, regarded as the prime retail pitch within the city's retail core and benefits from close proximity to the main public car parks, on street parking and the bus and rail transport hub. Nearby occupiers include Barclays Bank, Caffè Nero, CEX and Greggs.

A new pedestrian walkway is proposed directly opposite the property as part of the larger Queens Parade redevelopment of the city centre. The walkway will link the new retail, residential and office development to the main retail core of the city.

DESCRIPTION

The property comprises a modern purpose built 3 storey retail unit with access directly onto Bangor Main Street. The property is serviced from the rear with access via a service yard, shared with the adjacent Flagship Centre Shopping Centre this is accessed via a Right of Way from Bingham Lane. The storage room to the rear benefits for a dock level roller shutter for deliveries.

Externally, the front façade is clad with decorative stone and tiles, with the ground floor providing a full glazed frontage with attractive 2 storey central display window.

Internally the property provides a large open plan ground floor sales area with a central stair and escalator access to the first floor. It is finished to a good standard to include part timber and part tile floor coverings and a suspended ceiling with fluorescent tube lighting. The first floor also benefits from natural light by way of a large central skylight above the main internal stairs

The property also benefits from an 8 person passenger lift, sprinkler system, intruder alarm and fire alarm.



LEASE DETAILS

| Description | Sq. M | Sq. Ft |
|--------------------------------------|---------------|---------------|
| Ground Floor Sales | 462.55 | 4,979 |
| First Floor Sales | 335.42 | 3,610 |
| First Floor Ancillary Accommodation | 80.28 | 864 |
| Second Floor Ancillary Accommodation | 73.73 | 793 |
| Total Net Internal Area | 951.98 | 10,246 |

LEASE DETAILS

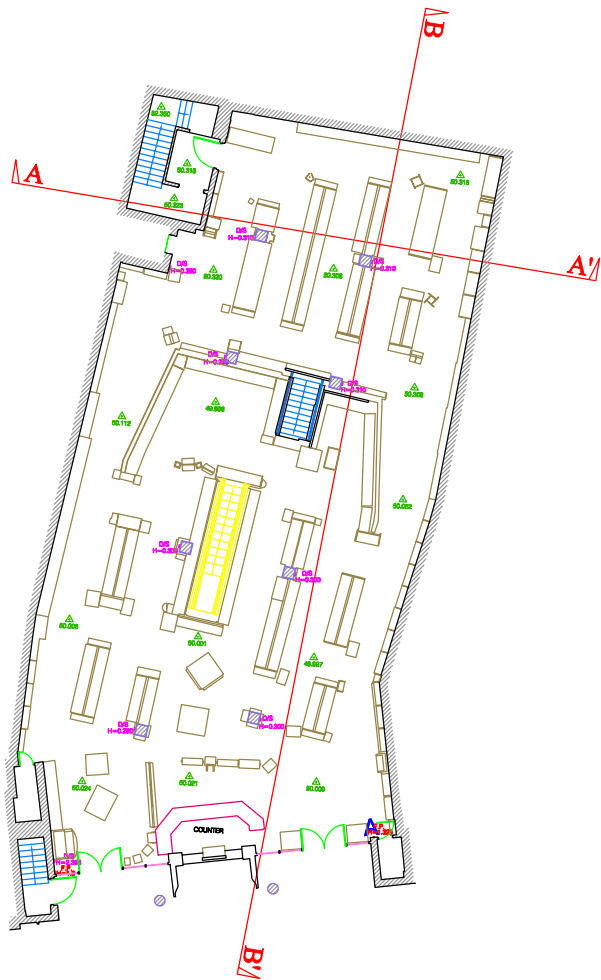
Term - 10 years
Rent - Offers in the region of £40,000 per annum
Repairs - Effectively full repairing and insuring

RATEABLE VALUE

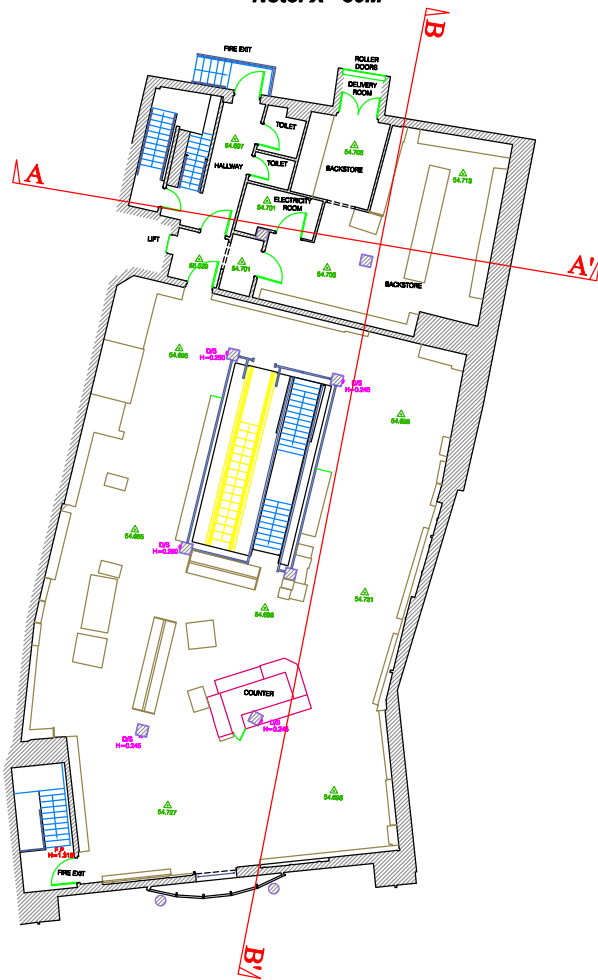
We are advised by LPS that the current NAV is £53,100.
Rate in the £ for Ards and North Down, 2024/25 is £0.5686.
Estimated Rates Payable 2024/25 £30,196.22 pa.



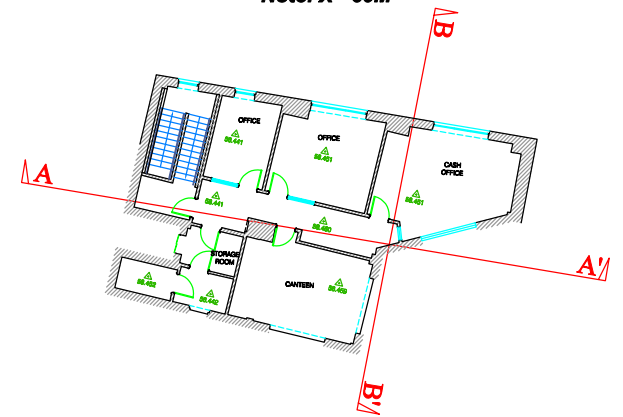
GROUND FLOOR PLAN



FIRST FLOOR PLAN
Note: X - 30M



SECOND FLOOR PLAN
Note: X - 60M



VAT

All prices, rentals and outgoings are quoted net of VAT which may be chargeable.

EPC

E-122

An EPC cert can be provided upon request.

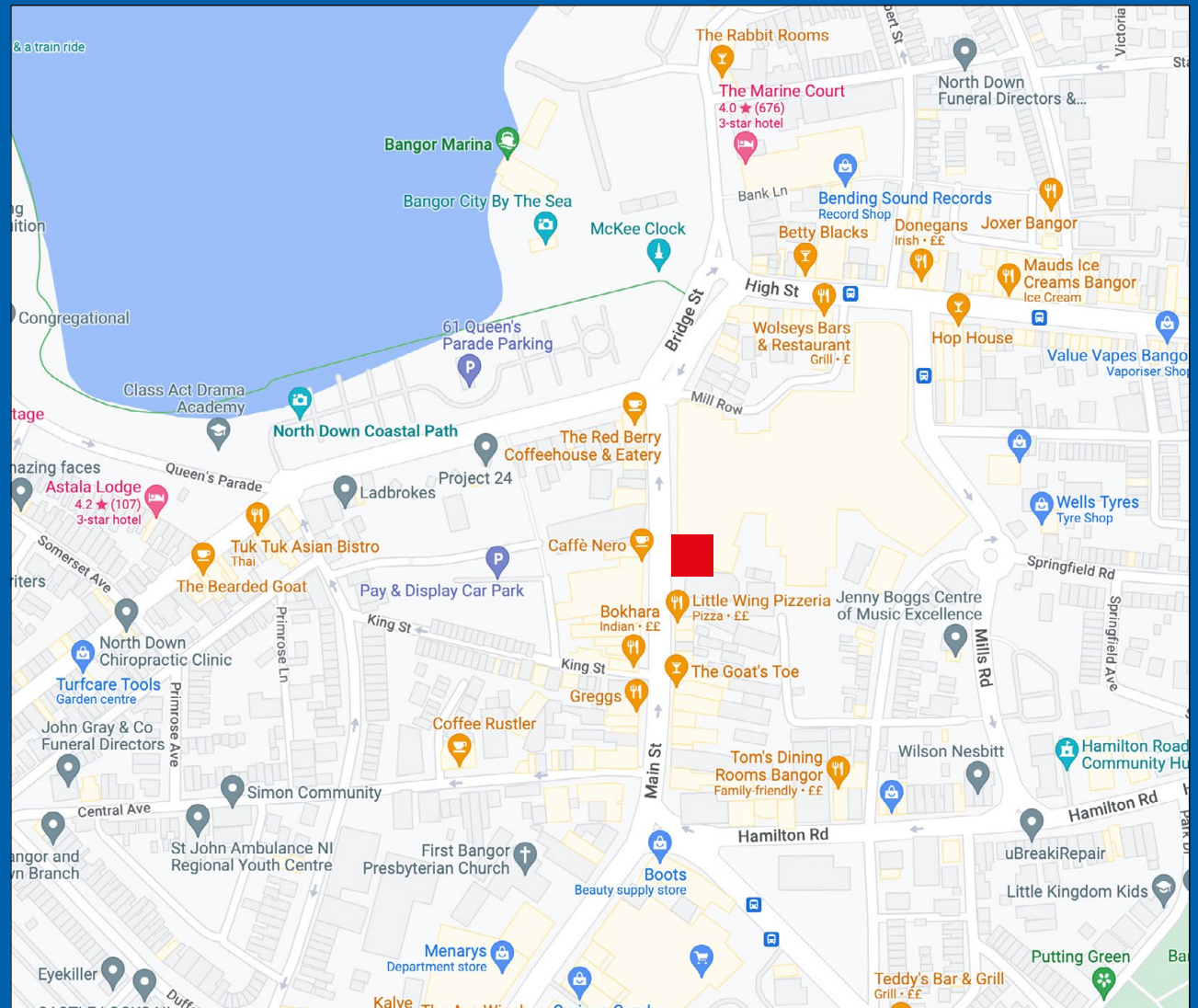
FURTHER INFORMATION

View strictly by prior appointments with agents.
For more information or to arrange a viewing please contact:



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