

# Independent

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These particulars are given on the understanding that they will not be construed as part of a contract or lease. Whilst every care is taken in compiling the information, we give no guarantee as to the accuracy thereof and prospective purchasers are recommended to satisfy themselves regarding the particulars. We have not tested any heating or electrical systems

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OPTIONS

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## Unit 16 Flagship, Bangor

Rent - £15,600 to Include Service Charge P/A, Plus VAT Plus Rates

- Prime Location in the Mall of Flagship, Bangor
- Approx 1330 Sq. Ft, Fully Refurbished Unit
- Phenomenal Amount of Footfall Expected
- Rent free periods for Tenants to complete fit out of units
- Available from Autumn 2023
- Bangor City Centre Location, Car Park with 430 Spaces
- Rates Per Annum Circa £2,737.00
- Minimum 5 Year Lease Only

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Independent Commercial are delighted to receive instructions to introduce to the Rental Market an exciting opportunity to lease a Prominent Unit in Flagship Bangor.

Ideally positioned in the Mall of Flagship Bangor, the Principal Retail Offering in Bangor City Centre with other Tenants expected to be announced during the course of 2022/2023.

Flagship Bangor is being redeveloped as a multi-use destination where smaller, local businesses can thrive in Bangor's City Centre. Flagship Bangor will be a hub for food and beverage offerings, leisure/entertainment, retail and service provision. With the majority of ground floor space already agreed to let, there are a only limited number of units remaining for local businesses to occupy.

With over 157,000 sq ft of space and a 430 multistorey car park, Flagship Bangor will once again become the main destination in Bangor City Centre providing the much-needed indoor pedestrian link between Main St and High St. With Bangor's High St experiencing a resurgence as people continue to 'Shop Local,' Flagship Bangor is providing local businesses with a low-cost opportunity to relocate to larger premises ranging from 700-2,500 sq ft.

Bangor is Northern Ireland's newest City with a population of approximately 76,000 and is located circa 13.6 miles east from the heart of Northern Ireland's Largest City - Belfast.