



## Prominent Retail Unit

### Property Highlights

- Occupies an excellent town centre location and benefits from high volumes of pedestrian footfall and passing traffic.
- Extending to approximately 590 sq.ft. (54.7 sqm).
- Fully fitted and ready for immediate occupation.
- Available on flexible terms.
- Suitable for a variety of uses subject to any necessary consents.

For more information, please contact:

Alicia Niedzialkowska  
028 9023 3455  
[alicia.niedzialkowka@cushwake-ni.com](mailto:alicia.niedzialkowka@cushwake-ni.com)

James Russell  
028 9023 3455  
[james.russell@cushwake-ni.com](mailto:james.russell@cushwake-ni.com)

[cushmanwakefield-ni.com](http://cushmanwakefield-ni.com)

### Location

Bangor is situated 13 miles east of Belfast and is one of Northern Ireland's most affluent and densely populated areas. The city has a resident population of c.60,000 people with a catchment of approximately 150,000 people.

The subject property occupies a prominent position on Castle Street at its junction with Main Street and Hamilton Road, adjacent to Boots and Progressive Building Society with other nearby occupiers including Asda, UPS Estate Agents, Heatherlea, Bank of Ireland, CEX, Spectator Newspapers and Axa.

### Description

This mid terrace unit comprises a ground floor retail sales area with office/storage accommodation, kitchen and WC facilities at first floor level. It is well finished to include laminate floor coverings, plastered/painted walls, suspended ceilings with recessed and surface mounted fluorescent strip lighting, burglar alarm and an aluminium framed glazed shopfront.

### Accommodation

The property provides the following approximate areas:

Description	Sq Ft	Sq M
Ground floor	304	28.2
First floor	286	26.5
<b>Total</b>	<b>590</b>	<b>54.7</b>

### Lease Details

<b>Term</b>	By Negotiation
<b>Rent</b>	£8,500 per annum exclusive, subject to contract.
<b>Repairs</b>	Full repairing terms
<b>Buildings Insurance</b>	Tenant to reimburse the landlord in respect of a fair proportion of the premium.

### Rates Payable

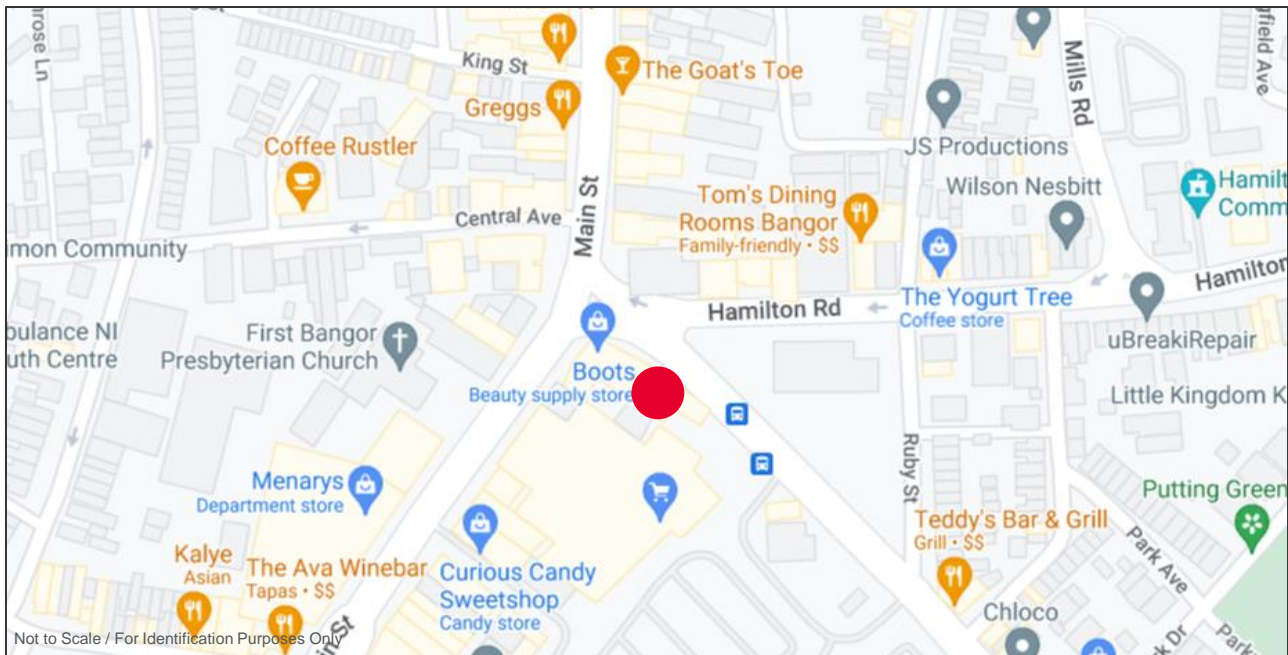
Approx. £3,657 for the year 2023/24 (excluding SBRR).

### EPC Rating

89 | D (certificate available upon request)

### VAT

Please note all prices, rentals and outgoings are quoted net of VAT which may be chargeable.



McCombe Pierce LLP (and its subsidiaries and their joint Agents where applicable) for themselves and for the vendors or lessors of this property for whom they act, give notice that:

- these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract;
- McCombe Pierce LLP cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy;
- no employee of McCombe Pierce LLP (and its subsidiaries and their joint Agents where applicable) has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property;
- rents quoted in these particulars may be subject to VAT in addition;
- McCombe Pierce LLP (and its subsidiaries where applicable) will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars; and
- the reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function. Prospective purchasers/tenants should satisfy themselves as to the fitness of such items for their requirements."

### Customer due diligence:

As a business carrying out estate agency work we are required to verify the identity of both the vendor and purchaser as outlined in The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 – <http://www.legislation.gov.uk/uksi/2017/692/made>. Any information and documentation provided by you will be held for a period of five years from when you cease to have a contractual relationship with McCombe Pierce LLP. The information will be held in accordance with the General Data Protection Regulation (GDPR) on our client file and will not be passed to any other party, unless we are required to do so by law and regulation.