



To Let Hot Food Unit

Unit 1 Rathgael Exchange, Rathgael Road,
Bangor BT19 1RS


**FRAZER
KIDD**

To Let Hot Food Unit

Unit 1 Rathgael Exchange, Rathgael Road, Bangor BT19 1RS

Summary

- Located within the Rathgael Exchange situated on the Rathgael Road, Bangor.
- Spacious hot food unit and rear kitchen and storage with roller shutter access.
- The premises is finished to a good standard extending to c.750 Sq Ft.
- Benefits from hot food license but is suitable for a variety of commercial uses, subject to any statutory planning consents.

Location

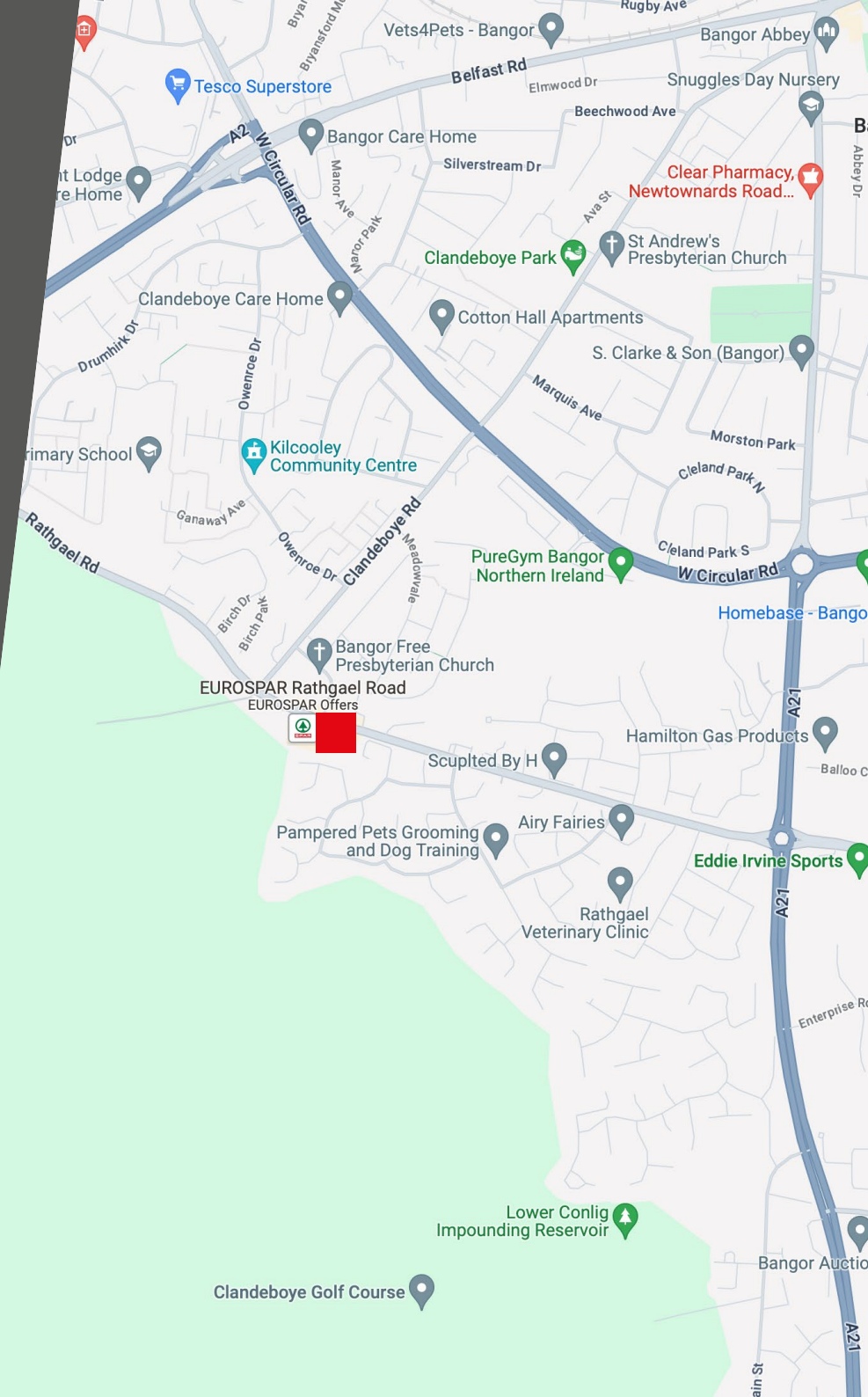
Situated within the Rathgael Exchange scheme, fronting directly onto the Rathgael Road. The Rathgael Road is a popular link route between the Belfast Road (A2) and Newtownards Road (A21) and enjoys a dense flow of traffic and a very populated hinterland.

Description

The property comprises a spacious open plan kitchen. The property benefits from mains gas and extraction, a mix of tile and vinyl flooring, suspended ceilings, wipe down wall panels and electric roller shutter access.

The property benefits from Hot Food Planning Permission, however the unit may be suitable for a variety of different uses to include coffee shop, professional office use or general retail use, subject to any necessary planning consents.

Available for immediate occupation.



To Let Hot Food Unit

Unit 1 Rathgael Exchange, Rathgael Road, Bangor BT19 1RS

Accommodation

We calculate the approximate Net Internal Areas to be as follows:

Description	Sq. M	Sq. Ft
Kitchen	38.2	411
Back Kitchen	9.6	103
Storage	22.1	238
W/C		
Total Approximate Net Internal Area	69.9	752

Rates

NAV: £12,200

Non-Domestic Rate in £ (23/24): 0.54174

Rates Payable: £6,609.23 per annum

Please note, this property should be eligible for a 20% reduction in rates payable due to Small Business Rates Relief. We recommend that you contact Land & Property Services to verify these figures (Tel: 0300 200 7801).

Lease

Length of lease by negotiation.

Rent

Inviting offers in the region of £15,000.

Repair

Tenant responsible for interior repairs and exterior repairs by way of service charge.

Service Charge

Tenant to be responsible for the payment of a Service Charge in connection with the upkeep, maintenance and decoration of the building of which the subject premises forms part, to include building insurance and agents' management fees, which are calculated at 5% plus VAT of the annual rent.

VAT

All figures quoted are exclusive of VAT, which may be payable.

Viewing

Strictly by appointment with the sole letting agents:

Frazer Kidd

028 9023 3111

mail@frazerkidd.co.uk





For further information please contact:

Brian Kidd
07885 739063
bkidd@frazerkidd.co.uk

Neil Mellon
07957 388147
nmellon@frazerkidd.co.uk

Telfair House, 87/89 Victoria Street, Belfast, BT1 4PB
028 9023 3111
mail@frazerkidd.co.uk
frazerkidd.co.uk

Disclaimer

Frazer Kidd LLP for themselves and for the vendors of this property whose agents they are, give notice that (i) The particulars are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute part of an offer or contract; (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) No person in employment of Frazer Kidd LLP has any authority to make or give representations or warranty whatever in relation to this property.

As a business carrying out estate agency work when we enter into a relationship with a customer, we are required, if applicable, to verify the identity of both 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>. In accordance with legislation, 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 Frazer Kidd LLP. The information will be held in accordance with the General Data Protection Regulations (GDPR) and will not be passed on to any other party unless we are required to do so by law.

EPC

