



Subject Property

RATHGAEL EXCHANGE  
Super Chippy  
Super Pizza  
Barnardo's  
Cafe Havana  
Bilal's  
TO LET  
FRAZER KIDD

# To Let Retail Unit (with hot food planning)

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



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## 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

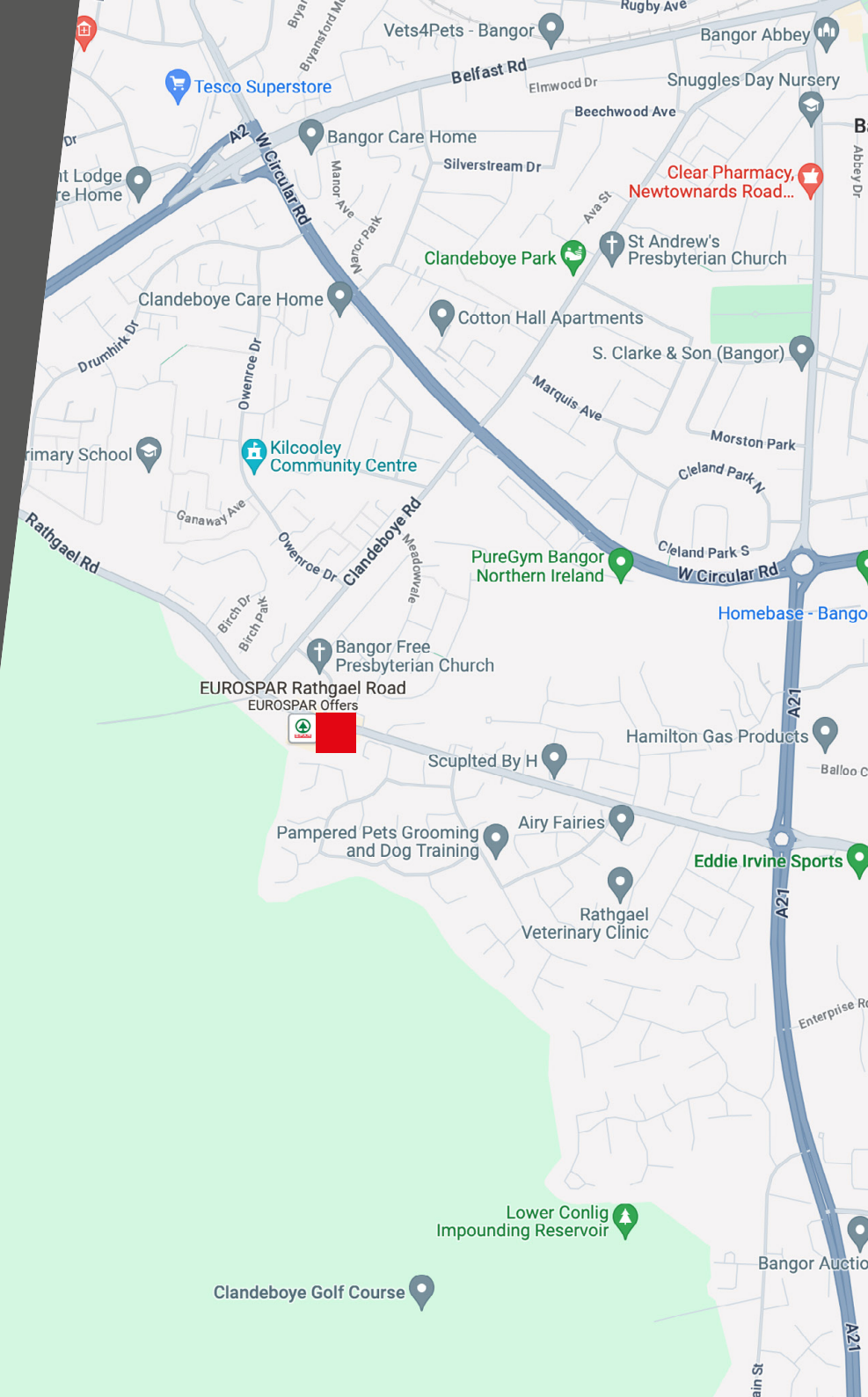
Situated within the Rathgael Exchange scheme, fronting directly onto the Rathgael Road. The Rathgael Road is a popular link route between the Belfast Road (A2) and Newtownards Road (A21) and enjoys a dense flow of traffic and a very populated hinterland.

## 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.



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## 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		
<b>Total Approximate Net Internal Area</b>	<b>69.9</b>	<b>752</b>

## 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





# FRAZER KIDD

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## EPC

