

To Let

Excellent Showroom / Trade Counter
Units 1 & 2, 68 Balloo Road, Bangor BT19 7PG



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To Let Units 1 & 2, 68 Balloo Road, Bangor BT19 7PG



Property Highlights

- To Let – Excellent Showroom / Trade Counter Unit(s)
- Extending to approximately 5,591 sq.ft. (519.46 sq.m).
- Available as one or two units
- Occupying a prominent position within this modern scheme, benefitting from high levels of passing traffic
- Ideally located within Balloo, North Down's dominant showroom, trade counter & warehouse location
- Guide Rent: £42,000 per annum exclusive

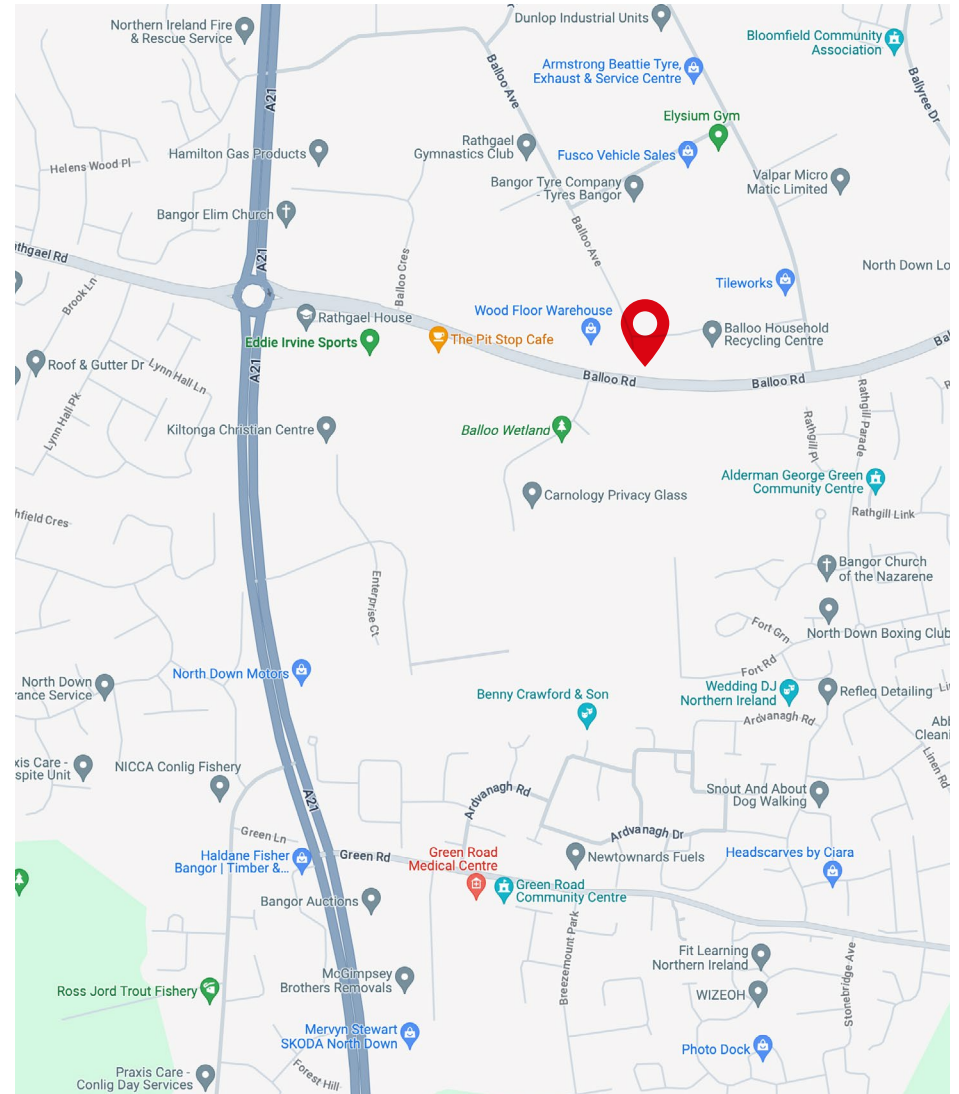
Location

Bangor is a large commuter town with an affluent resident population of c.61,400 (2011 Census) situated on the North Down coast, approximately 13 miles east of Belfast. It has an estimated catchment of c.200,000 within a 20-minute drive time and benefits from excellent road and rail links, with the A2 connecting Bangor with Belfast and A21 connecting Bangor to Newtownards. There is also a direct train line connecting Belfast with Bangor, making it a popular commuter City for Belfast.

68 Balloo Road occupies a highly prominent position within Balloo which is the dominant showroom, trade counter and warehouse location in North Down. Other occupiers in the scheme include Wolseley, Crown Decorating Centre, Woodfloor Warehouse and Marlowe Cleaners.

Description

Comprising 2 no. interlinked units which can be let in their entirety or individually. Both units benefit from a glazed shopfront with roller shutter, a concrete floor, part block work walls with cladding above. The units have most recently been occupied by a flooring business and provide a combination of warehouse / trade counter and showroom space.



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Accommodation

The property provides the following approximate area:

Showroom/Trade Counter / Warehouse	Sq Ft	Sq M
Unit 1	3,445	320
Unit 2	2,146	199.46
Total	5,591	519.46

Tenancy

- Term: By Negotiation
- Rent: £42,000 per annum exclusive for both units.
- Repairs: Full repairing terms by way of a service charge.
- Insurance: Tenant responsible for a fair proportion of the buildings insurance premium. Unit 1: £665 p.a. / Unit 2: £414 p.a.
- Service Charge: Levied to cover external repairs, maintenance & management of the common parts of the building & estate. Unit 1 Approx. £2,168 per annum exclusive. Unit 2 Approx. £1,351 per annum.

NAV

The rates for Unit 1 need to be reassessed. We understand that the NAV for Unit 2 is £13,200.

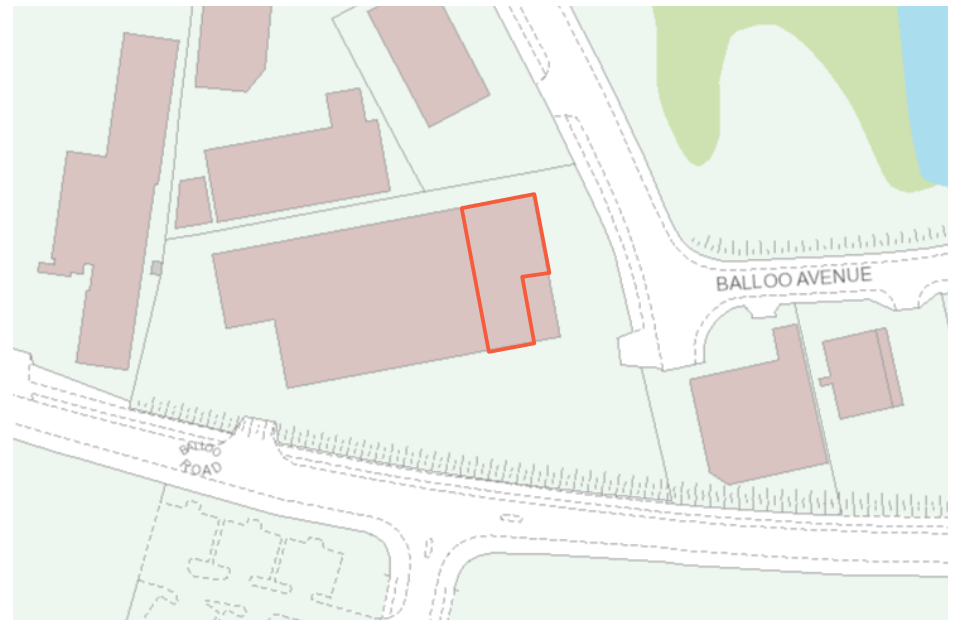
Based on the Rate in £ of 0.54174, this results in rates payable for 2023/24 of approx. £7,151 p.a. for Unit 2.

EPC

The property has an Energy Performance rating of C75. A copy of the full certificate is available on request.

VAT

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

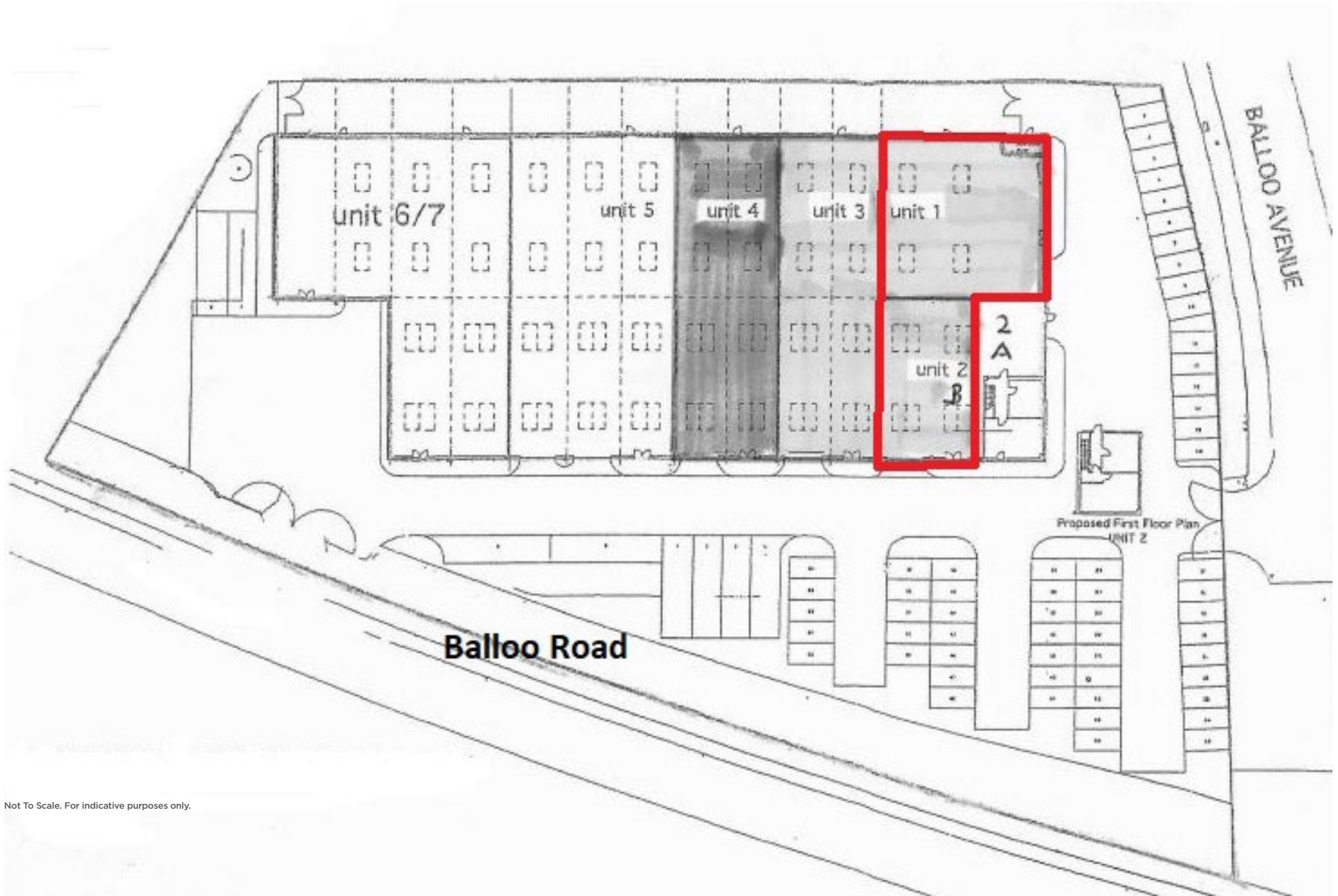


Not To Scale. For indicative purposes only.

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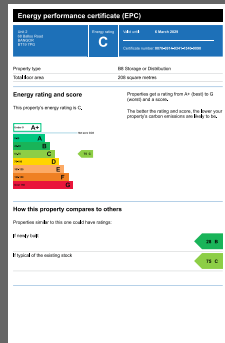


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EPC



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