

108 Main Street, Bangor, BT20 4AG

To Let

Highly Prominent Retail Property of Approx. 2,279 sq ft



Lambert
Smith
Hampton

Summary

- Prominent location in the heart of Bangor town centre.
- Ground floor retail unit extending to approx. 2,279 sq ft.
- Strategically located with the town's prime retail pitch.
- Rent: £25,000 pa., exclusive.

Location

The property is situated on Main Street in the heart of Bangor town centre. Bangor is located just 13 miles east of Belfast City Centre and is easily accessible via the A2 Belfast Road carriageway and Belfast-Bangor railway line. Bangor is a strongly populated town with over 60,000 residents and is well-known for its retail core and coastal dwellings. The subject property occupies a strategic location within the town with neighbouring occupiers including Northern Ireland Hospice, O2 Mobile, Asda and Menary's. The property is also in close proximity to the Flagship Centre with new plans for a multi-tenant food market - subject to planning.

Description

The unit occupies a prominent position on main street and benefits from full height glazed frontage and glazed pedestrian door access. The unit is situated across ground and first floor and is finished on the ground floor level to include wooden flooring and LED lighting. The first floor is currently used for additional stock storage however benefits from a generous floor to ceiling height and could be utilised as additional retail/trading space.

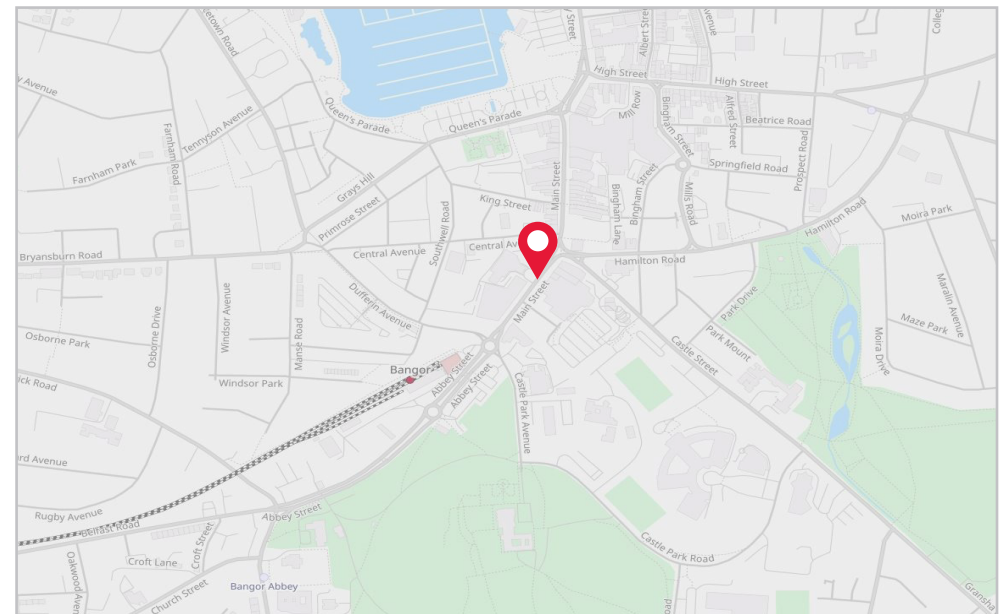
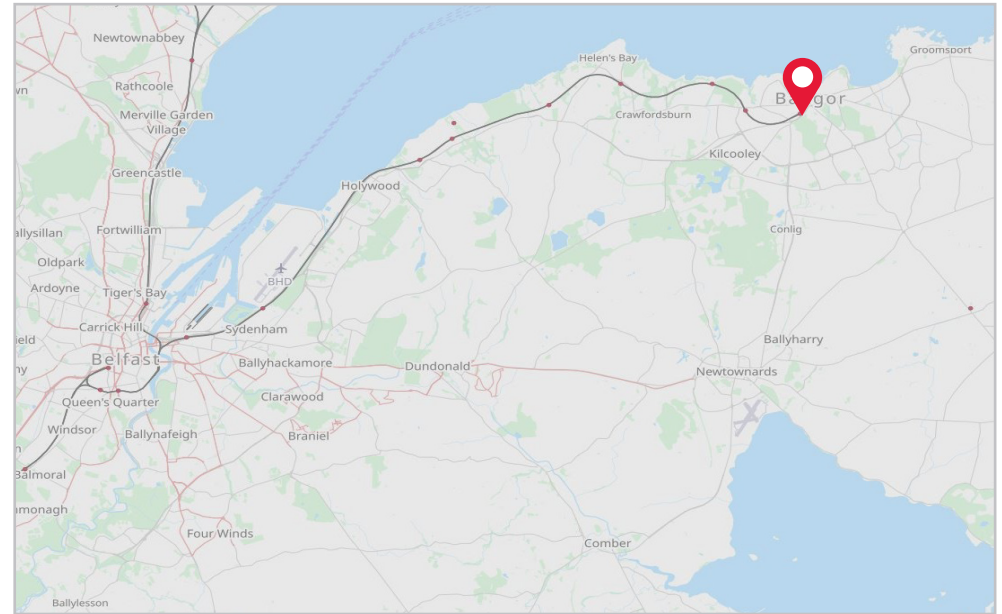
The unit is suitable for a variety of uses and benefits from hot food consent.

Specification

- Modern mid-terrace retail unit
- Fully fitted
- Wooden flooring
- Plastered and painted walls
- LED Lighting
- Double height glazed frontage
- Hot food consent

Schedule of Accommodation

| | Sq Ft | Sq M |
|----------------------------|--------------|--------------|
| Ground Floor | 1,187 | 110.3 |
| First Floor | 1,092 | 101.5 |
| Total Internal Area | 2,279 | 211.7 |





Lease Details

Rent: £25,000 per annum, exclusive

Term: By Negotiation

Repairs: Full repairing and insuring

Insurance: The tenant will be responsible for reimbursing the landlord for a fair proportion of the annual insurance premium

Energy Performance Certificate

The property benefits from an EPC rating of C64 and the Energy Performance Certificate is available upon request.

Rates

Net Annual Value: £17,100

Rate in £ 23/24: £0.5417

Rates Payable (if applicable): est £9,263.07 per annum

Value Added Tax

Prices, rents and outgoing may be liable to VAT.

Further Information

For further information or to arrange a viewing, please contact:-

**Lambert
Smith
Hampton**

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