



Retail Premises

159 Belfast Road,
Bangor BT20 3PP

To Let / For Sale

PROPERTY SUMMARY

- **On Street Parking.**
- **Prominent building on busy main arterial route, Belfast Road.**
- **Nearby occupiers include Spar, DKY Hair, Vets4Pets.**

LOCATION

Bangor is located approximately 14 miles east of Belfast with a population of over 67k persons.

The property is situated in a prominent location on Belfast Road one of the main arterial routes into Bangor and benefits from on street parking with good main road frontage.

Nearby occupiers include Spar, DKY Hair, Vets4Pets.

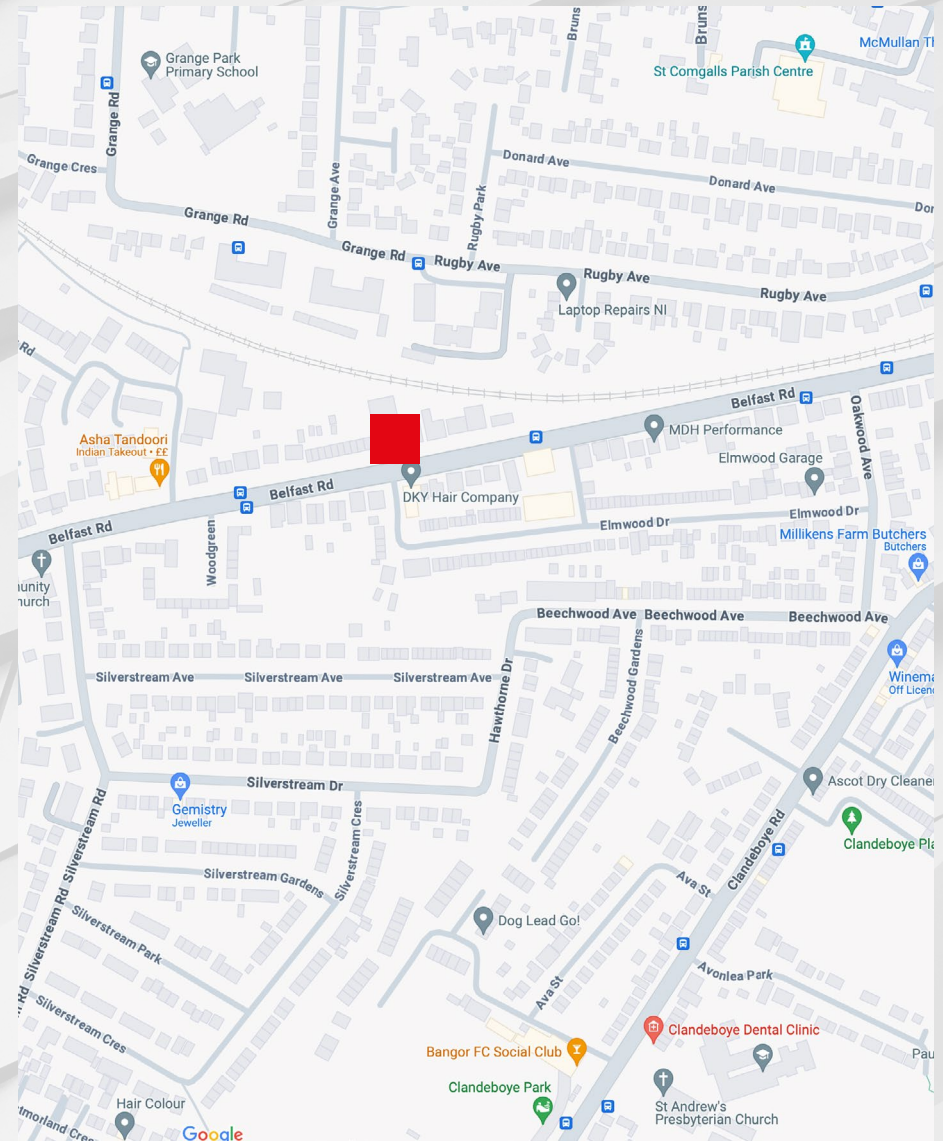
DESCRIPTION

The subject property is a double fronted two storey commercial building which is suitable for sub-division

Internally the building is well maintained and suitable for a variety of uses including retail unit, offices, showroom and coffee shop/restaurant (subject to planning if required). The property offers modern open plan space, kitchen/staff room and a conference meeting room.

The front of the property has an external paved patio area suitable for outdoor display or external seating.

There is rear secured self-contained service yard that doubles as a fire escape route.



ACCOMMODATION

Description	Sq. M	Sq. Ft
Ground Floor	152.65	1643
First Floor	82.35	886.40
Total	235	2530
Service Yard	25	273

LEASE DETAILS

Term: 10 Years, subject to an upwards only rent review at year 5.
Rent: £ 25,000 per annum.
Sale: Offers in excess of £295,000

RATEABLE VALUE

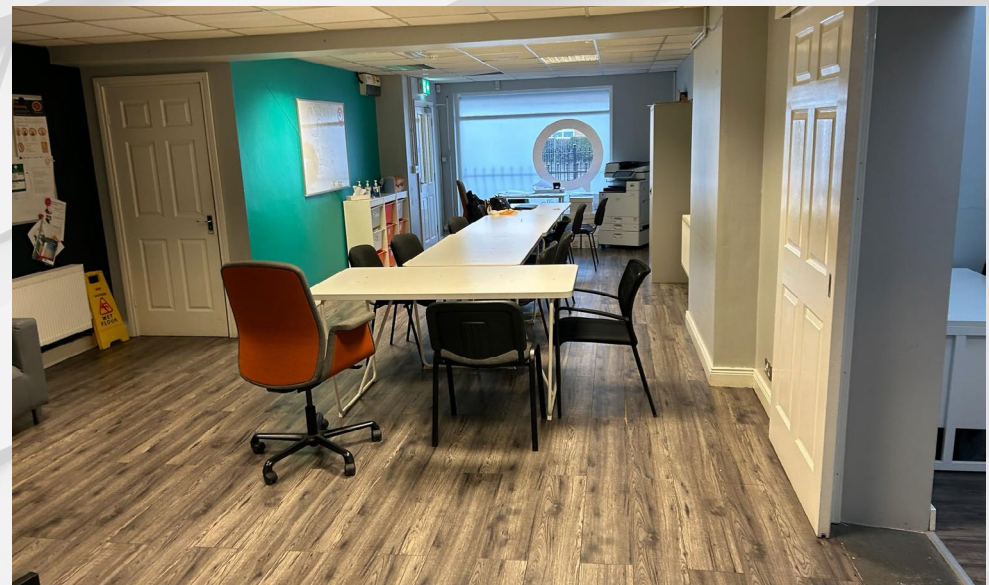
We are advised by Land & Property Services that the NAV is £17,000.00. Rates payable for 2023/24 of approximately £9,209.58.

VAT

All prices, rentals and outgoings are quoted exclusive of VAT which may be chargeable.

EPC

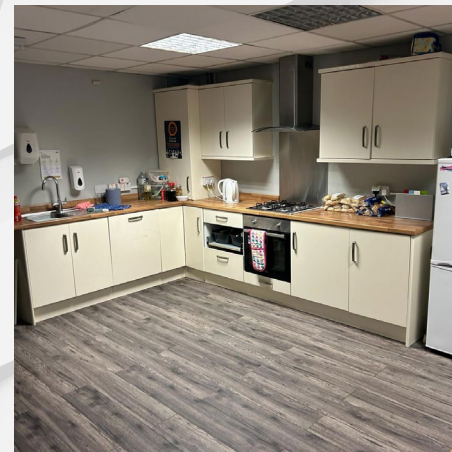
The building is currently rated as C-64 under EPC regulations.
A copy of the EPC Certificate can be made available upon request.



VIEWING AND FURTHER INFORMATION

Contact: Mark Thallon
Tel: 028 9089 4066
Email: mark.thallon@tdkproperty.com

Contact: Dovydas Naslenas
Tel: 028 9024 7111
Email: dovydas.naslenas@tdkproperty.com



TDK Property Consultants LLP for themselves and for the Vendors or Lessors of the property whose agents they are give notice that; i) these particulars are given without responsibility of TDK Property Consultants LLP or the Vendors or Lessors as 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; ii) TDK Property Consultants LLP cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and any prospective 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 accuracy of each of them; iii) no employee of TDK Property Consultants LLP has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the property; iv) VAT may be payable on the purchase price and/or rent, all figures are quoted exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; v) TDK Property Consultants LLP will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.

Customer Due Diligence - As a business carrying out estate agency work we are required to verify the identity of both the vendor and the purchaser as outlined in the following: 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 TDK Commercial Property Consultants LLP. The information will be held in accordance with General Data Protection Regulation (GDPR) on our client file and will not be passed on to any other party, unless we are required to do so by law and regulation.