



To Let Retail Warehouse

Unit 2, West Circular Retail Park, Bangor BT20 3JH



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COMMERCIAL

028 90 500 100

SUMMARY

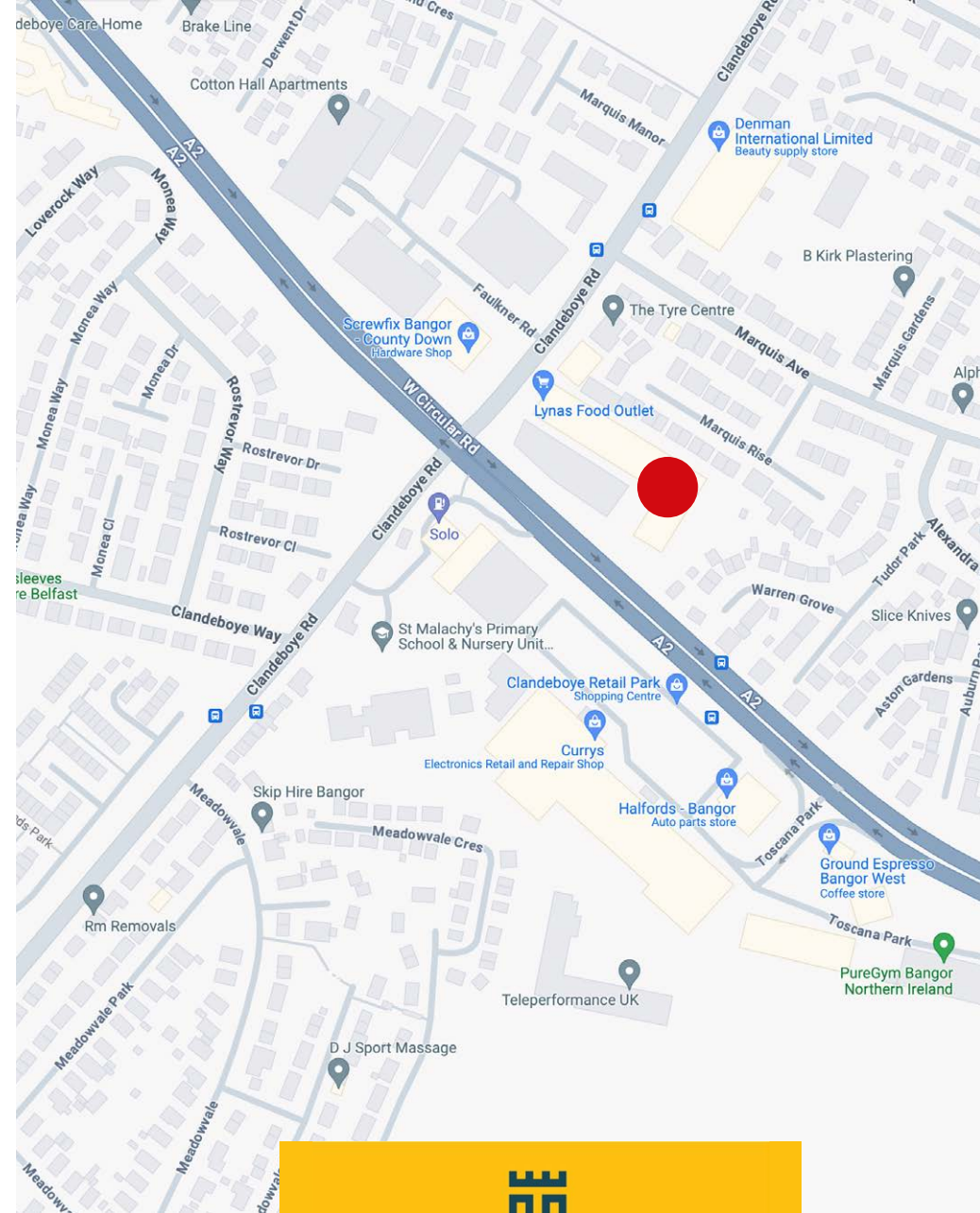
- Retail warehouse of c. 16,200 sqft immediately available.
- The unit occupies a highly prominent position off Clandeboye Road and West Circular Road.
- West Circular Retail Park Benefits from 174 car parking spaces.

LOCATION

- The subject property is located within West Circular Retail Park in Bangor, County Down.
- Bangor is approximately 13 miles from Belfast City and approximately 10 miles from Belfast City Airport. It benefits from an excellent road network; the A2 connecting Bangor with Belfast and A21 connecting Bangor to Newtownards. There are also superb public transport links via train and bus.
- Occupiers within the retail park include Lynas Foods and Starplan Kitchen & Bedrooms, with Curry's, Harry Corry, Halfords, Screwfix and Puregym also in close proximity.

DESCRIPTION

- Formerly occupied as an indoor play area, the unit would be suitable for various uses subject to any necessary planning permissions.
- The unit is finished with brick work wall and steel profile metal cladding.
- The unit benefits from an open plan design with a purpose-built cafe space and mezzanine, as well as disabled access male and female WC'S.
- There is a rear electric shutter door access leading to the rear communal service yard.



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ACCOMMODATION

Description	Sq M	Sq Ft
Retail Warehouse	1,505	16,200
Total Gross Internal Area	1,505	16,200

LEASE DETAILS

Term:	Negotiable.
Rent:	POA
Rent Review:	Upwards only every five years.
Repairs & Insurance:	The tenant is to be responsible for all repairs and reimbursement of the building insurance premium to the Landlord.
Service Charge:	A service charge will be levied to cover a fair proportion of the cost of external repairs, upkeep of the communal areas within the Estate, management fees and ground rent.

RATES

We understand that the property has been assessed for rating purposes, as follows:

NAV: £73,200

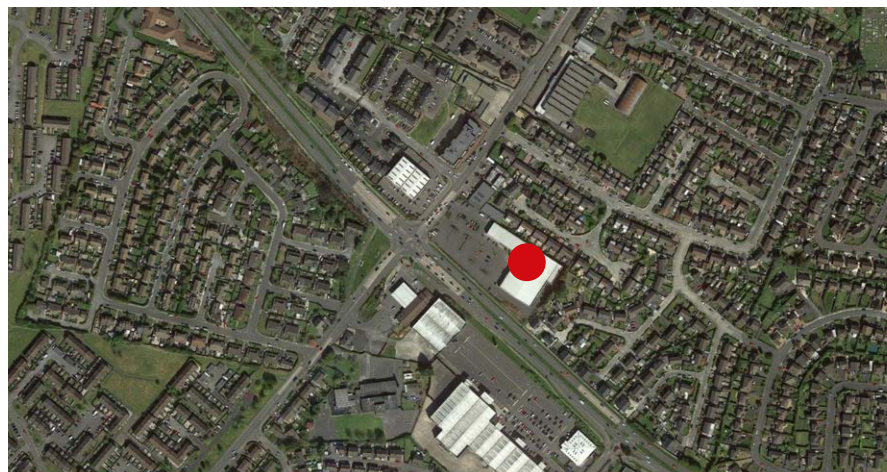
Rate in £ 2023/24: 0.572221

Rates Payable 2023/2024: £39,655

Note: Interested parties should check their individual rates liability directly with Land & Property Services.

VAT

All prices, outgoings and rentals are exclusive of, but may be liable to Value Added Tax.



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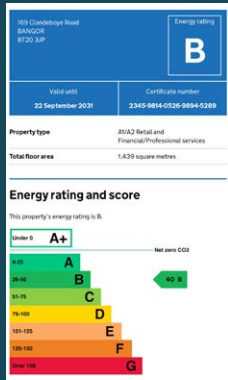
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EPC



CONTACT

For further information or to arrange a viewing contact:

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Layout Plan - Not to Scale

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