



## To Let Retail Warehouse

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



**McKIBBIN**  
COMMERCIAL

**028 90 500 100**

## SUMMARY

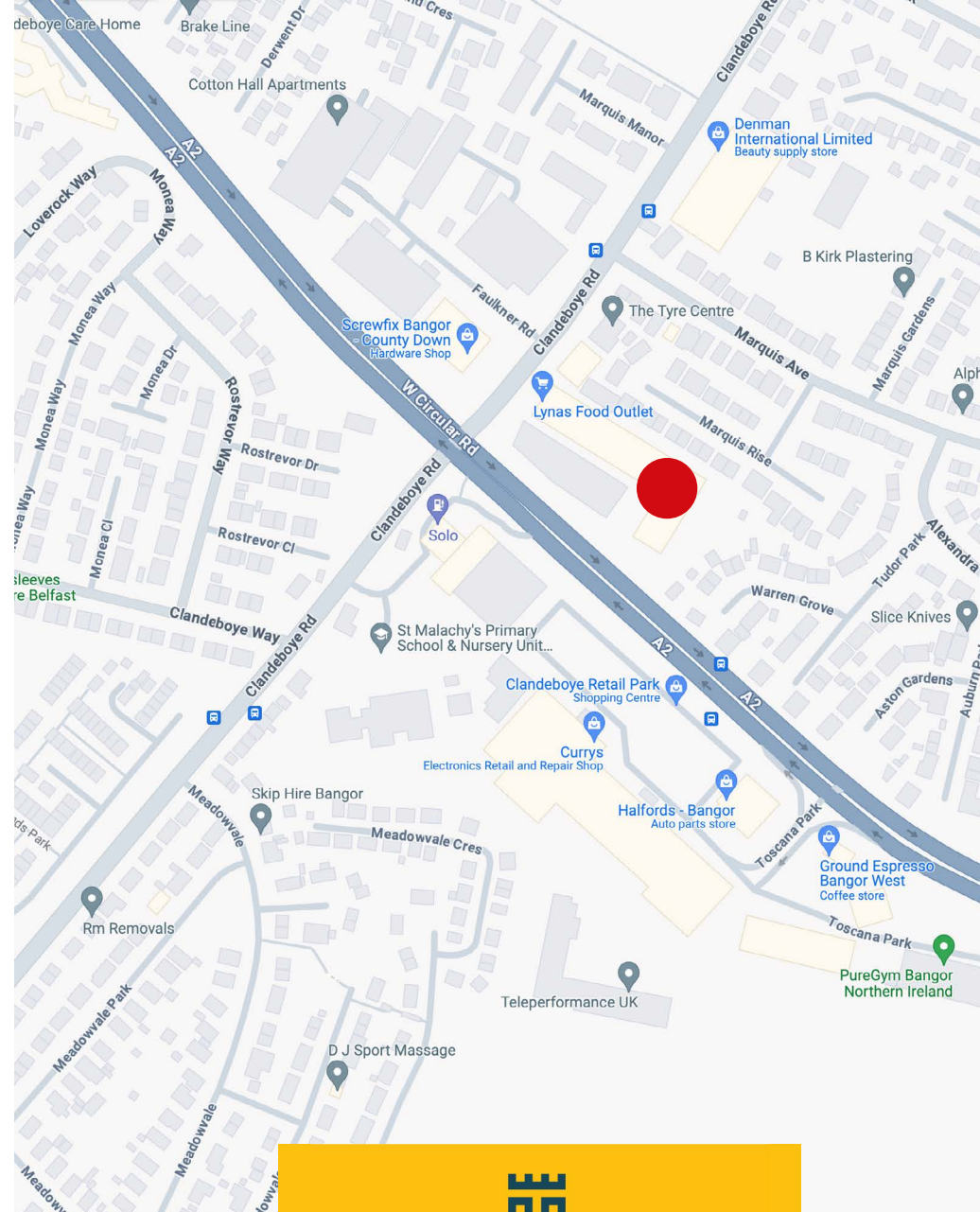
- Retail warehouse of c. 15,400 sqft immediately available.
- The unit occupies a highly prominent position off Clondeboye Road and West Circular Road.
- West Circular Retail Park Benefits from 174 car parking spaces.

## 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.
- Recent planning application approved for use as Gym (LA06/2024/0802/F)
- 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	1,347	14,500
Mezzanine	84	900
<b>Total Gross Internal Area</b>	<b>1,431</b>	<b>15,400</b>

## 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

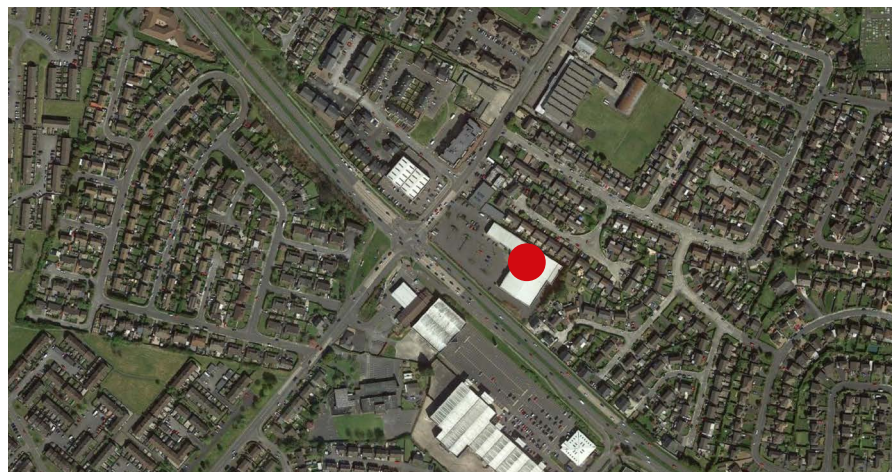
Rate in £ 2025/26: 0.587437

Rates Payable 2025/2026: £43,000.39

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.

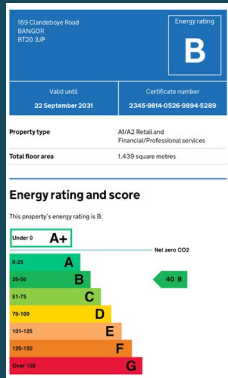


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## EPC



## CONTACT

For further information or to arrange a viewing contact:

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Layout Plan - Not to Scale

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