

TO LET - OFFICE SUITES

5A High Street, Bangor, BT20 5BG

CBRE NI

PART OF THE AFFILIATE NETWORK



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Key Benefits

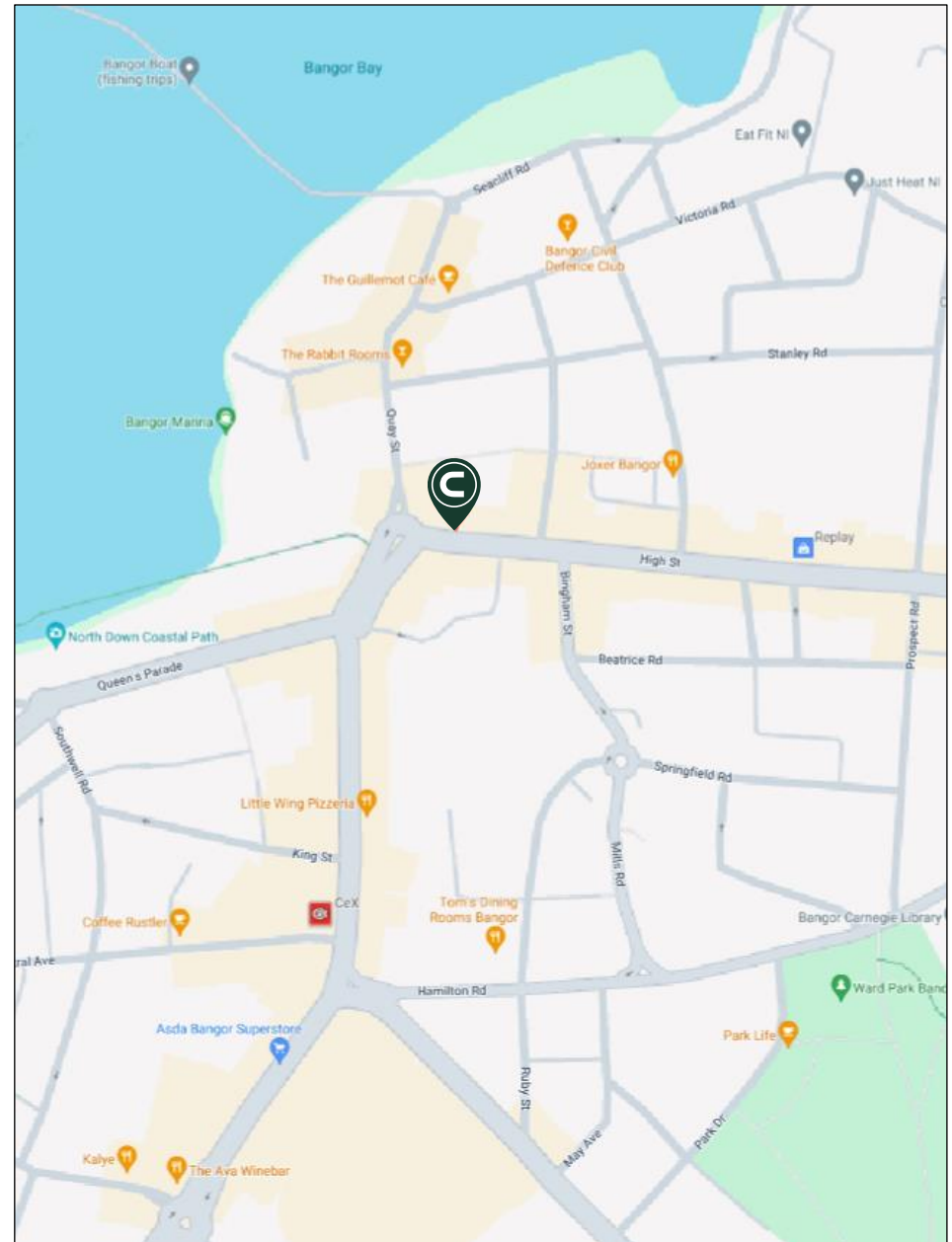
- Prominent location near to Queen's Parade which is to undergo a major regeneration scheme transforming the city centre

Location

Bangor is located approximately 13 miles from Belfast and benefits from excellent transport connections. The A2 dual carriageway connects Bangor with Belfast and the A21 dual carriageway connects Bangor to Newtownards. The subject property is located on High Street, adjacent to the Bangor Marina and a short walk to Queens Parade and Quay Street. Neighbouring occupiers include Rose and Chandlers, The Grand Social, The Court House and Maud's Ice Creams.

Description

The subject property comprises a 3-storey commercial building. The upper floor office space has recently been refurbished and is finished to a good standard to include carpeted floors throughout, smooth plastered and painted walls, double glazed windows and electric heating.



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Accommodation

Area	Sq M	Sq Ft
Suite 1	18.34 sq m	197 sq ft
Suite 2	13.29 sq m	143 sq ft
Suite 3	20.88 sq m	224 sq ft
Suite 4	31.75 sq m	341 sq ft
Loft Space	14.02 sq m	150 sq ft
Kitchen	13.8 sq m	148 sq ft
TOTAL	112.08 sq m	1,203 sq ft

Lease Details

Rent	£17,500 p.a.x.
Term	Negotiable
Repairs/Insurance	Full repairing and insuring basis

VAT

All prices are quoted exclusive of VAT, which may be payable.

Rateable Value

We have been advised by Land and Property Services that the estimated rateable value is £2,200. The rate in the £ for 2024/25 is £0. 568667 therefore the estimated rates payable for 2024/25 are £1,251.07.

**The rates quoted above may be eligible for the 20% Small Business Rates Relief.*

AML

CBRE NI are required to obtain evidence of the identity and proof of address of potential purchasers/tenants as part of mandatory anti-money laundering checks.

EPC

The building has been rated as C74 under EPC regulations.

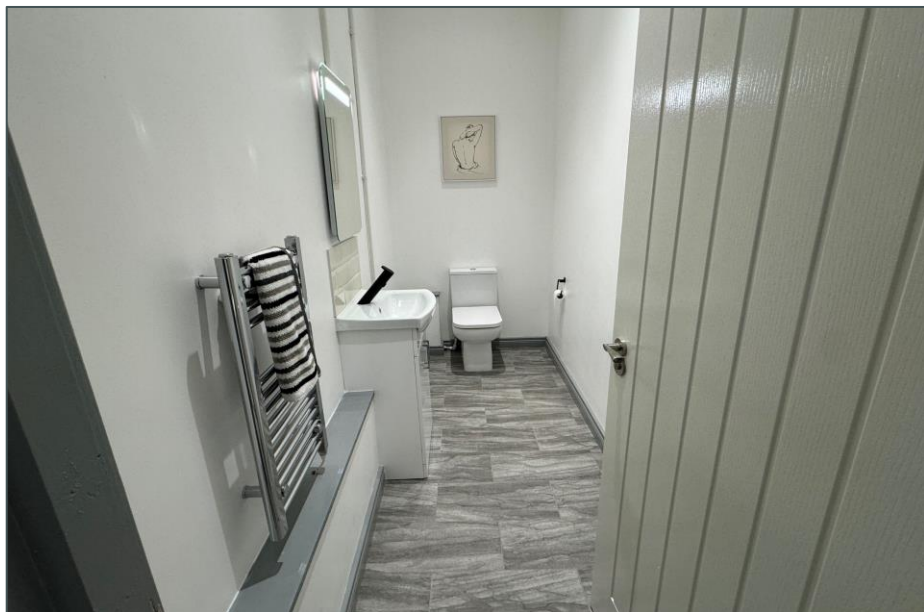
A copy of the EPC Certificate is available adjacent and can be made available on request.



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Contact Us

Stephen Smith
Associate Director
T: 079 7652 3666

E: stephen.smith@cbreni.com

Rory Kelly
Graduate Surveyor
T: 075 5776 0331

E: rory.kelly@cbreni.com

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