



**To Let by way of Assignment  
Ground Floor Retail Premises**

11 Thornleigh Gardens, Bangor, BT20 4NW

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**FRAZER  
KIDD**



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## Summary

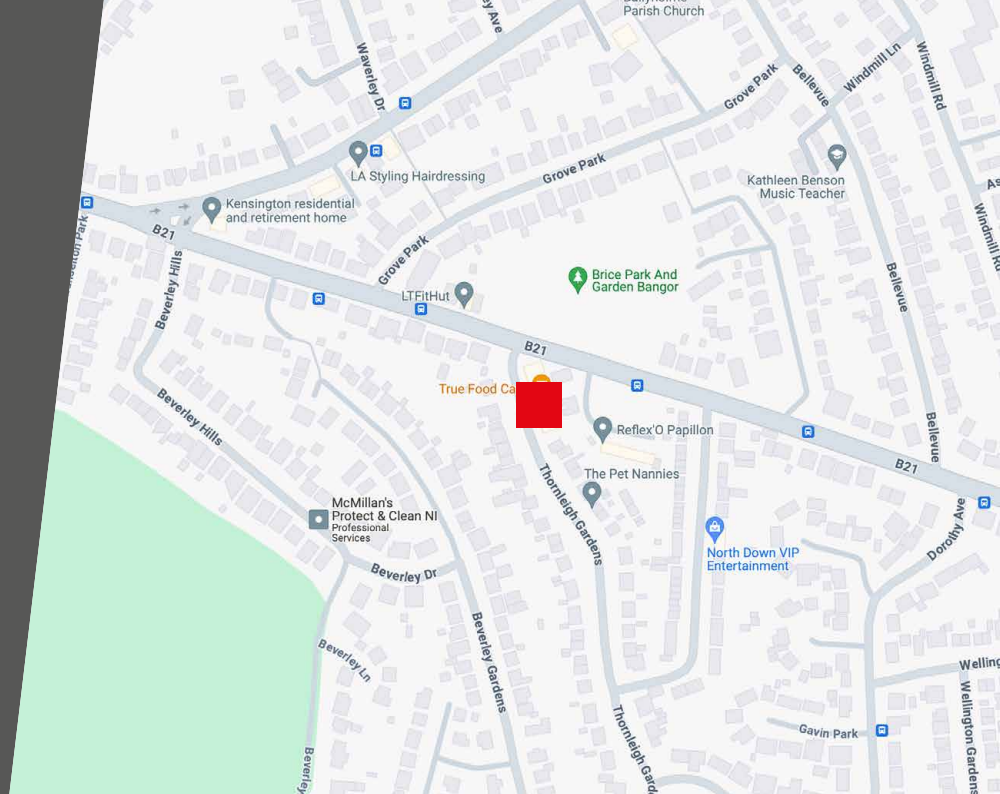
- Prominent commercial premises situated within a extremely popular residential area.
- Located just off Donaghadee Road c. 1 mile from Bangor Town Centre.
- Comprises of approximately 581 sq ft with on-street parking
- Suitable for a variety of commercial uses, subject to any statutory planning consents.

## Location

The subject property is situated within a popular neighbourhood retail parade on Thornleigh Gardens, just off Donaghadee Road in Bangor. Other occupiers within the parade include; Winemark, Clear Pharmacy, hairdressing salon and barber.

## Description

The property has recently been refurbished to include a new shop front, kitchen, ceiling, lighting and recently been repainted. The property benefits from gas central heating and electric roller shutter.



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## Accommodation

We calculate the approximate Net Internal Areas to be as follows:

Floor	Sq. Ft
Sales Area	496
Kitchen	83
<b>Total Approximate Net Internal Area</b>	<b>581</b>

## Rates

NAV: £3,850

Non-Domestic Rate in £ (24/25): 0.599362

Rates Payable: £2,189.37 per annum

Please note, this property should be eligible for a 25% reduction in rates payable due to Small Business Rates Relief. We recommend that you contact Land & Property Services to verify these figures (Tel: 0300 200 7801).

## Lease Details

Term: 3 years from 1.11.2023 (Expiry 31.10.2026)

Rent: £7,000 per annum

Lease: Tenant is responsible for interior repairs

Management Fee: Fees of 5% + VAT of the annual rent

Service Charge: Tenant to pay a Service Charge, capped at £400 pa.

## VAT

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

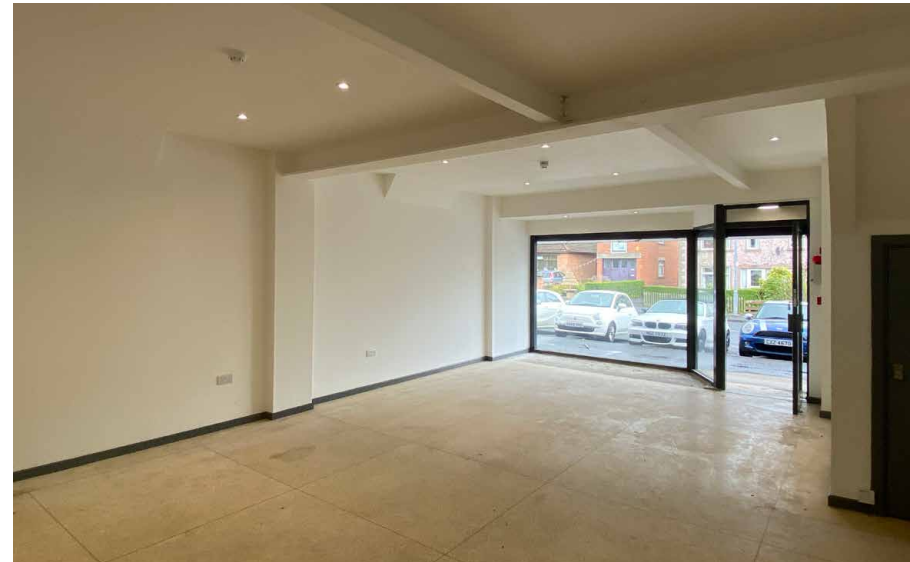
## Viewing

Strictly by appointment with the sole letting agents:

**Frazer Kidd**

028 9023 3111

mail@frazerkidd.co.uk



[Click Here to View Video Walkthrough](#)



For further information please contact:

**Neil Mellon**  
07957 388147  
nmellon@frazerkidd.co.uk

**Beth Brady**  
07775924283  
bbrady@frazerkidd.co.uk

Telfair House, 87/89 Victoria Street, Belfast, BT1 4PB  
028 9023 3111  
mail@frazerkidd.co.uk  
frazerkidd.co.uk

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## EPC

