

TO LET – PRIME RETAIL UNIT (BY WAY OF ASSIGNMENT OR SUB-LEASE)

CBRE NI
PART OF THE AFFILIATE NETWORK

102A Main Street, Bangor, BT20 4AG



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Key Benefits

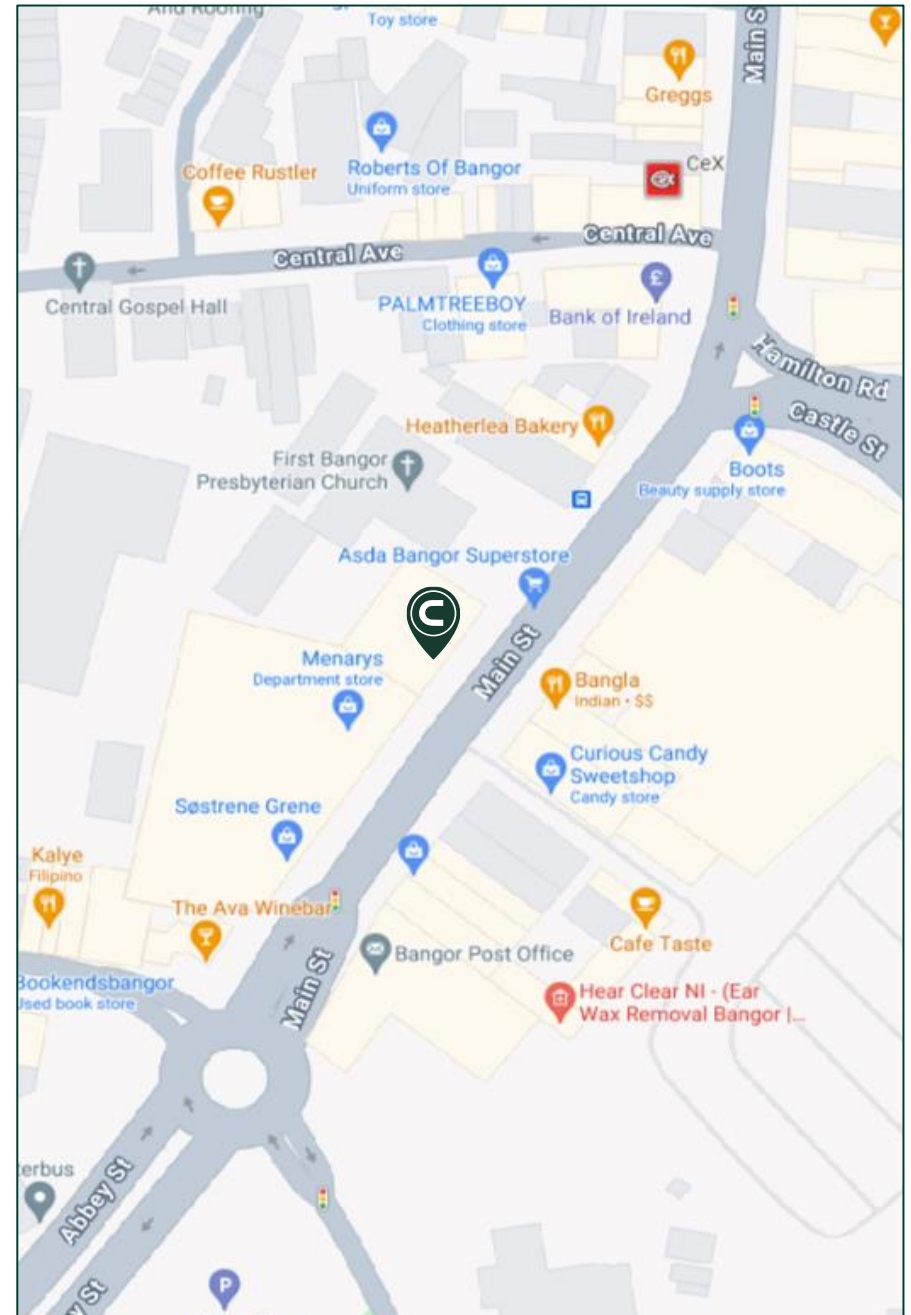
- Prime retail unit extending to 1,267 sq ft
- Suitable for a variety of uses subject to planning permission (subject to Landlord consent)
- A longer lease term is potentially available from the Landlord

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 Main Street which is the prime retailing pitch in the city centre. Neighbouring occupiers include Menary's, DV8, Asda and Zip Yard.

Description

The subject property comprises a ground floor retail unit which extends to 1,267 sq ft and fronts onto the Main Street. The unit is finished to a good standard include plastered and painted walls, a combination of laminate and carpeted flooring, recessed spot lighting, ceiling mounted heating and cooling cassettes, 3no. storerooms, WCs and a rear yard for servicing. The unit further benefits from excellent frontage onto Main Street with a fully glazed shop front.



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Accommodation

Area	Sq M	Sq Ft
Ground Floor	117.72	1,267 sq ft

Lease Details

Term	10 years from 1 st June 2016
Rent	On Application
Repairs/Insurance	Full repairing and insuring basis via service charge

VAT

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

Rateable Value

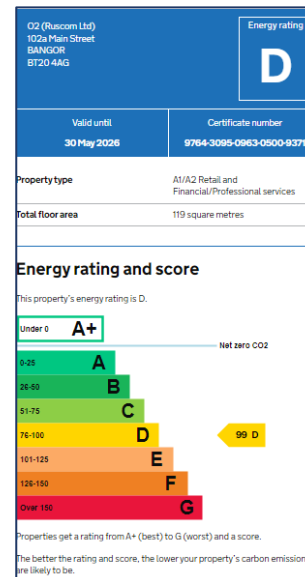
We have been advised by Land and Property Services that the estimated rateable value is £14,800. The rate in the £ for 2024/25 is £0.568667 therefore the estimated rates payable for 2024/25 are £8,416.27.

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

EPC

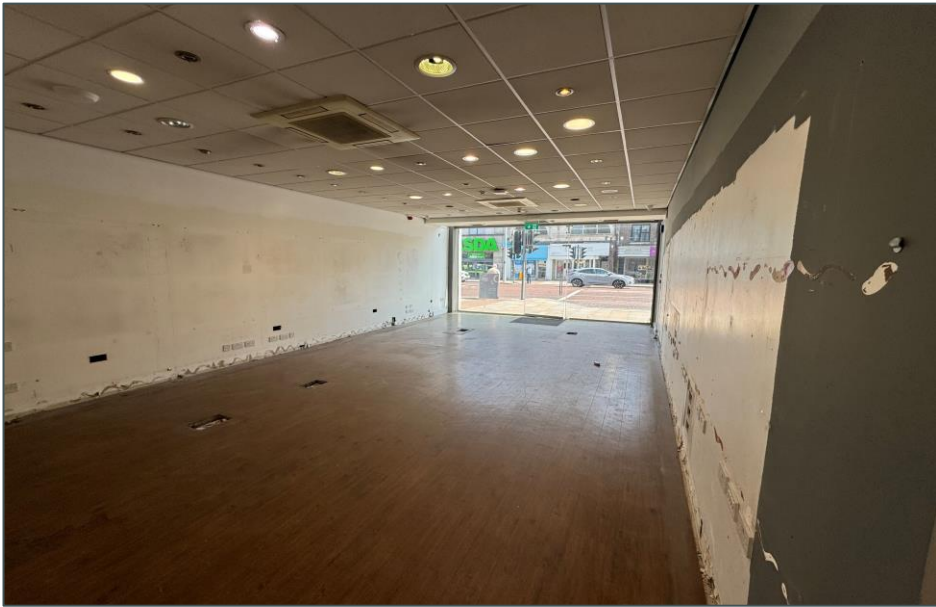
The building has been rated as D99 under EPC regulations.

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



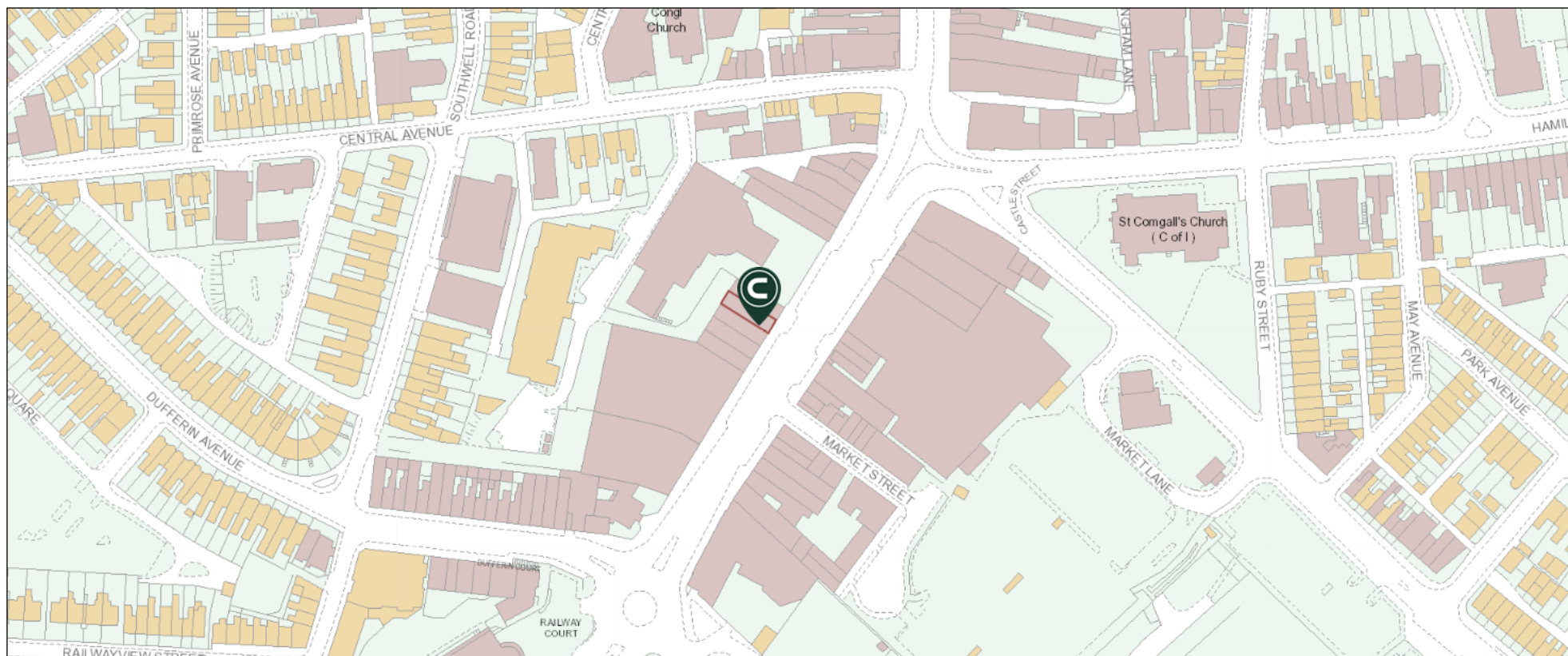
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