



To Let Office/Workshop Premises

Unit W3, Rathgael Industrial Estate, Bangor, BT19 7TA



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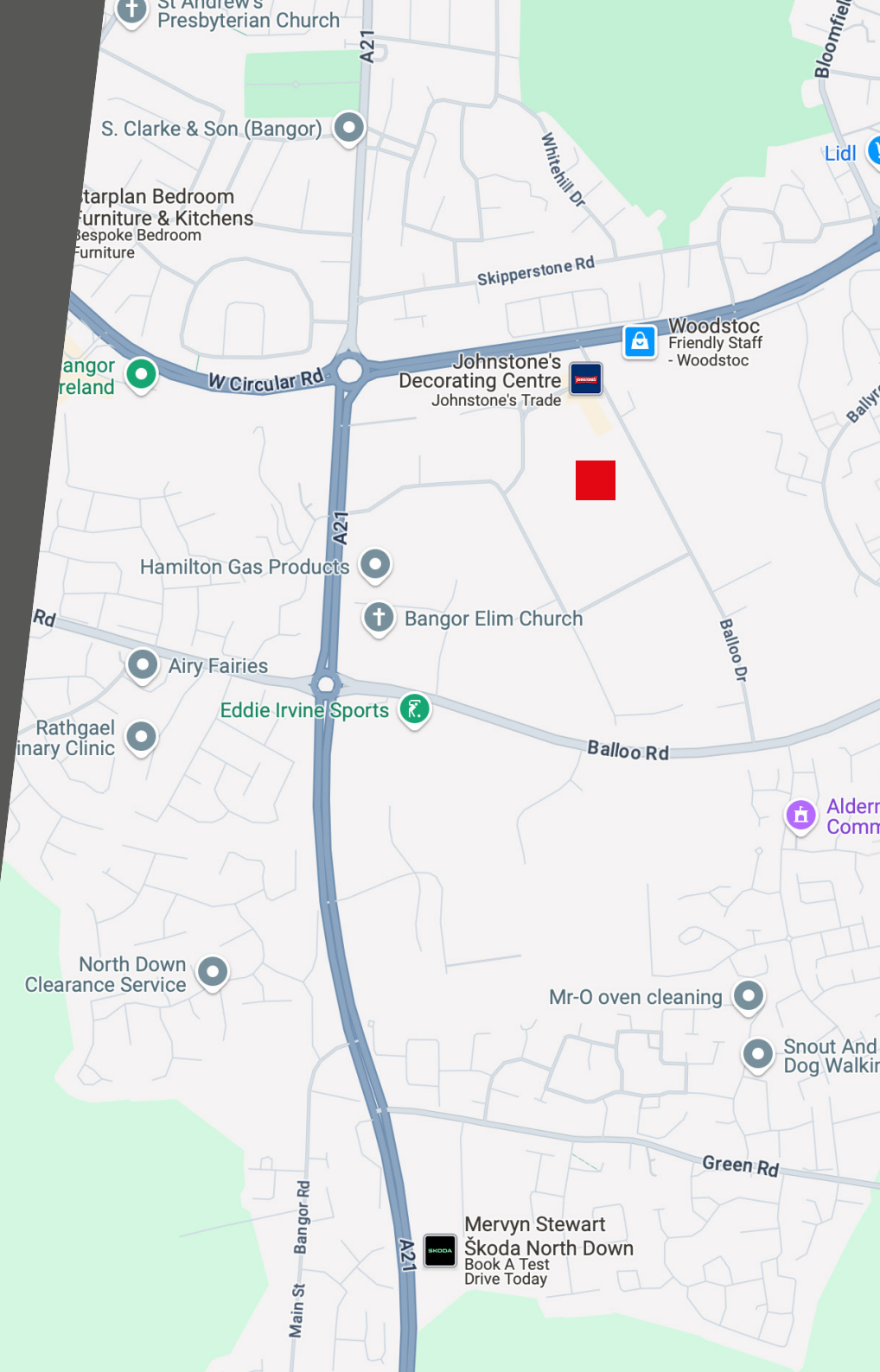
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Summary

- Superb ground floor showroom and first floor offices.
- Benefits from on-site car parking.
- Extends to approximately 1,600 sq ft (148.64 sq m).
- Located in a convenient location just off the A21 Bangor to Newtownards.

Location

The subject property is situated within Rathgael Industrial Estate, which is located on Enterprise Road off the A21 Bangor to Newtownards dual carriageway, very close to the Department of Education headquarters. The property is easily accessible to and from both Newtownards, which is 4 miles away, and Belfast, which is 12 miles away.



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Description

The subject property consists of a ground floor trade counter/showroom with further office space at first floor level. The unit is finished to include painted walls, PVC windows, and carpeted floors. The unit also benefits from on-site car parking facilities.

Accommodation

We calculate the approximate net internal areas to be as follows:

Description	Sq. M	Sq. Ft
Ground Floor	74.30	800
First Floor	74.30	800
Total Approximate net internal area	148.60	1,600

Text.

Lease

Length of lease by negotiation.

Rates

NAV: £5,000

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

Rates Payable: £2,996.81 per annum

Please note, this property should be eligible for a 20% 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).

Rent

Inviting offers in the region of £5,200 per annum.



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Repair

Tenant responsible for interior and exterior repairs.

Service Charge

Tenant to be responsible for the payment of a Service Charge in connection with the upkeep, maintenance and decoration of the common areas within the estate of which the subject premises form part.

Management Fee

Tenant to be responsible for the payment of agents' management fees, which are calculated at 5% plus VAT of the annual rent.

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





FRAZER KIDD

For further information please contact:

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Disclaimer

Frazer Kidd LLP for themselves and for the vendors of this property whose agents they are, give notice that (i) The particulars are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute part of an offer or contract; (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) No person in employment of Frazer Kidd LLP has any authority to make or give representations or warranty whatever in relation to this property.

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