



To Let Retail Premises

Unit 4, Rathgael Exchange, Rathgael Road,
Bangor BT19 1RS



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Summary

- Located within the Rathgael Exchange situated on the Rathgael Road, Bangor.
- Spacious retail unit with rear storage and kitchenette with roller shutter access.
- The premises is finished to a good standard extending to c.795 Sq Ft.
- Suitable for a variety of commercial uses, subject to any statutory planning consents.

Location

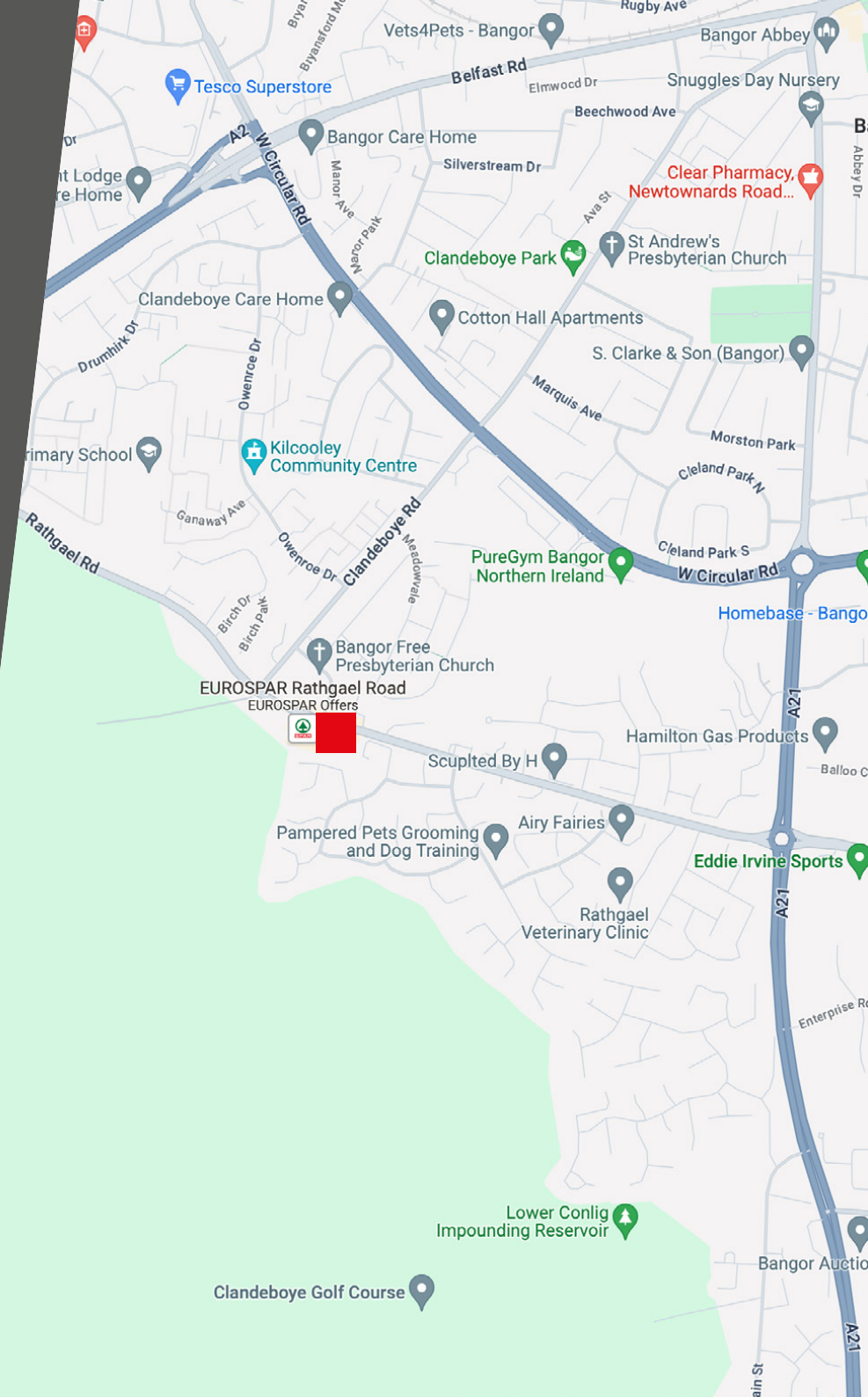
Situated within the Rathgael Exchange scheme, fronting directly onto the Rathgael Road. The Rathgael Road is a popular link route between the Belfast Road (A2) and Newtownards Road (A21) and enjoys a dense flow of traffic and a very populated hinterland.

Description

The property comprises a open-plan sales area with rear storage, kitchenette and accessible WC. The property benefits from electric roller shutter access.

The property is located in an area with excellent retail and hot food mix to include, Spar, Chinese Takeaway, Chip Shop, and car wash.

Available for occupation from April 2025.



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Accommodation

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

Description	Sq. M	Sq. Ft
Sales Area	55.98	603
Store	17.88	192
Accessible W/C		
Total Approximate Net Internal Area	73.8	795

Rates

NAV: £12,000

Non-Domestic Rate in £ (24/25): 0.568667

Rates Payable: £6,824.00 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).

Lease

Length of lease by negotiation.

Rent

Inviting offers in the region of £15,000 per annum.

Repair

Tenant responsible for interior repairs and exterior repairs by way of service charge.

Service Charge

Tenant to be responsible for the payment of a Service Charge in connection with the upkeep, maintenance and decoration of the building and complex of which the subject premises form part, including building insurance. The service charge for the year August 2023-24 was approximately £1,120.

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

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