



## To Let Retail Premises with Hot Food Planning

Unit 3, Rathgael Exchange, 104 Rathgael Road,  
Bangor BT19 1RS

■ ■ ■ ■ ■ ■ ■ ■ ■ ■  
**FRAZER  
KIDD**

# To Let Retail Premises with Hot Food Planning

Unit 3, Rathgael Exchange, Rathgael Road, Bangor BT19 1RS

## Summary

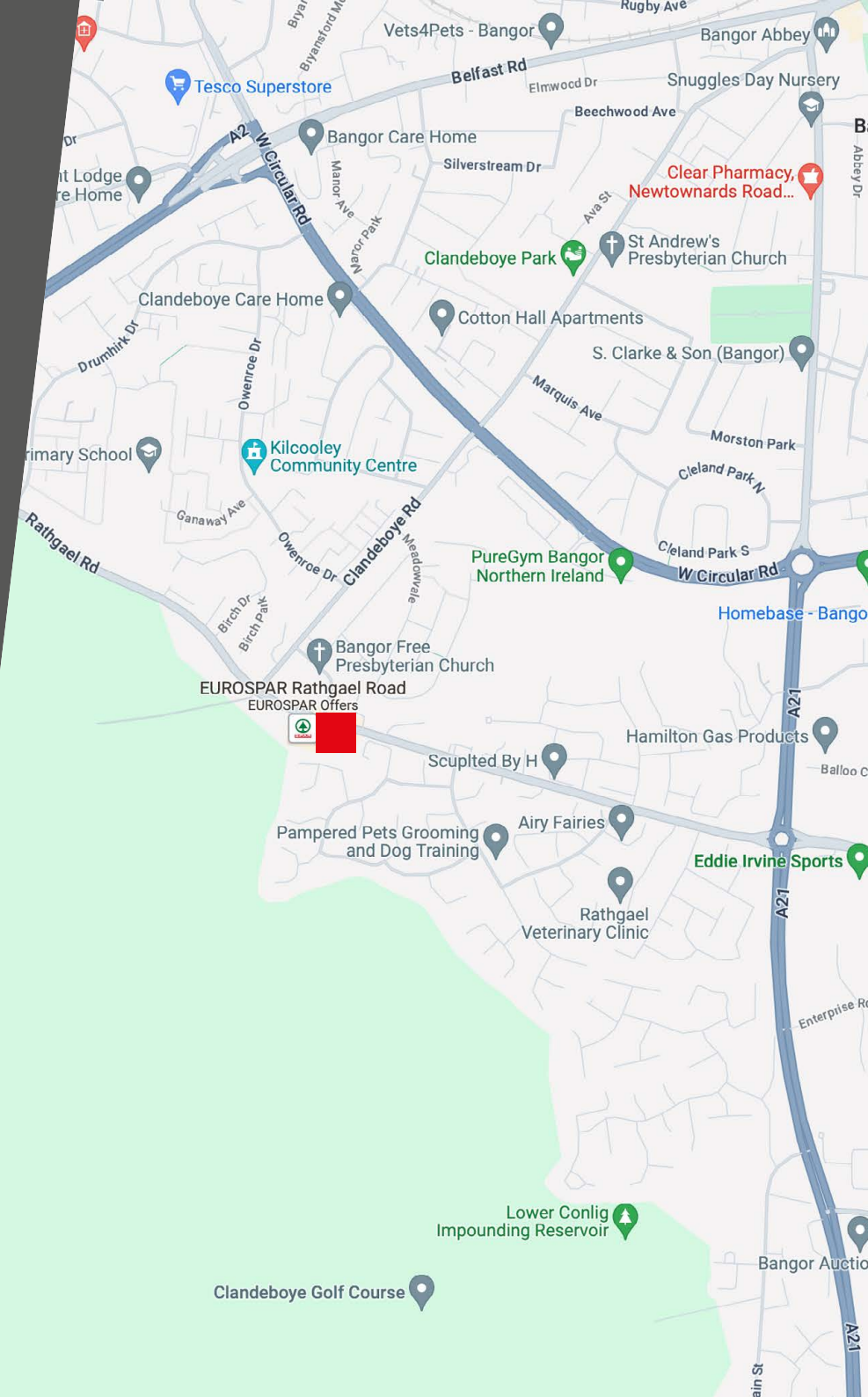
- Situated within Rathgael Exchange adjacent to a Spar Petrol Filling Station
- Retail premises with a highly visible double shop frontage extending to c.801 sq ft.
- The premises has hot food planning consent and would be suitable for a wide range of uses subject to planning.
- Neighbouring occupiers include Eurospar supermarket, Winemark, Super Chippy and Super Pizza.

## Location

The subject property is situated fronting onto the busy Rathgael Road which is just Southwest of Bangor town centre. It is embedded within a highly residential area which is close to major road networks that connect to Belfast and Newtownards.

## Description

The property comprises a spacious retail unit with hot food planning consent, previously occupied by a café. The unit extends to c. 801 sq ft and is finished to a good standard including electric heating, a suspended ceiling with recessed lighting, accessible WC facilities, laminate flooring throughout and wipe down walls in the kitchen area. The property also benefits from having a burglar alarm and an electric roller shutter door.



# To Let Retail Premises with Hot Food Planning

Unit 3, Rathgael Exchange, Rathgael Road, Bangor BT19 1RS

## Accommodation

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

Description	Sq. M	Sq. Ft
Sales Area	66.02	711
Kitchen	8.35	90
<b>Total approximate Area</b>	<b>4.37</b>	<b>801</b>

## Rates

NAV: £12,200

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

Rates Payable: £6,937.74 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 of which the subject premises forms part, to include building insurance. The service charge estimate is £1,200 per annum. (Figure based off service charge for the term August 2023-July 2024)

## Management Fee

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

## VAT

All figures quoted are exclusive of VAT, which is payable.

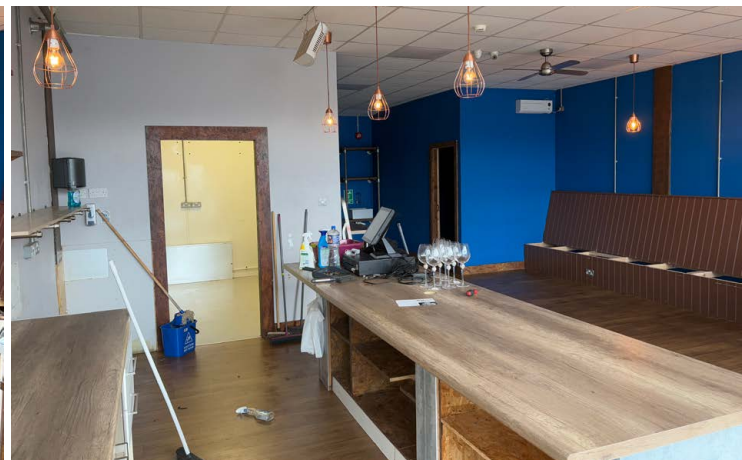
## Viewing

Strictly by appointment with the sole letting agents:

**Frazer Kidd**

028 9023 3111

mail@frazerkidd.co.uk





# FRAZER KIDD

For further information please contact:

**Neil Mellon**

07957 388147

[nmellon@frazerkidd.co.uk](mailto:nmellon@frazerkidd.co.uk)

**Molly Willis**

07534 181029

[mwillis@frazerkidd.co.uk](mailto:mwillis@frazerkidd.co.uk)

Telfair House, 87/89 Victoria Street, Belfast, BT1 4PB

028 9023 3111

[mail@frazerkidd.co.uk](mailto:mail@frazerkidd.co.uk)

[frazerkidd.co.uk](http://frazerkidd.co.uk)

EPC



**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.

As a business carrying out estate agency work when we enter into a relationship with a customer, we are required, if applicable, to verify the identity of both vendor and purchaser as outlined in the Money Laundering, Terrorist Financing and Transfer of Funds (information on the payer) Regulations 2017 – <http://www.legislation.gov.uk/uksi/2017/692/made>. In accordance with legislation, any information and documentation provided by you will be held for a period of five years from when you cease to have a contractual relationship with Frazer Kidd LLP. The information will be held in accordance with the General Data Protection Regulations (GDPR) and will not be passed on to any other party unless we are required to do so by law.