

LAST UNIT
REMAINING



To Let Restaurant/Retail Opportunity

Unit 2C, Toscana Retail Park, Bangor BT19 1FH

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**FRAZER
KIDD**

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Summary

- Excellent retail/restaurant units available.
- Ample on site car parking provision.
- Adjoining occupiers include Pure Gym, Ground Espresso Bars, Clearly Kids Nurseries & Apache Pizza.
- Suitable for a variety of uses (STPP).

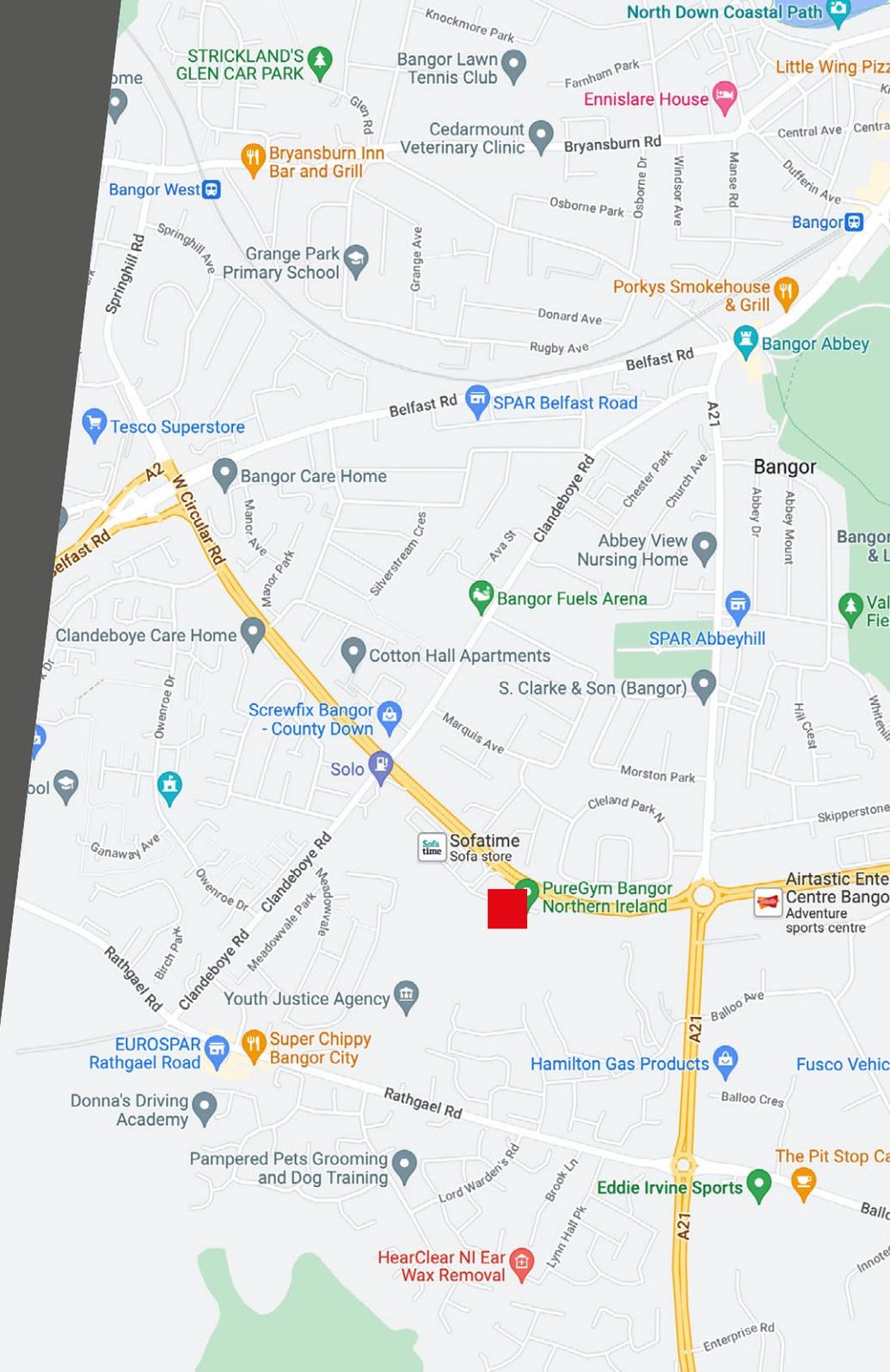
Location

The subject retail units are situated at the entrance to the Toscana Retail Park, which is regarded as Bangor's premiere out-of-town retail warehouse location.

Toscana Retail Park includes tenants such as, Pure Gym, Ground Espresso Bars, Clearly Kids Nurseries & Apache Pizza.

The substantial Teleperformance contact centre is situated adjacent to the site and is a major employer in North Down. Other adjoining occupiers include Halfords, PC World, Currys, Harveys and Poundstretcher.

The units are finished to shell specification, ready for tenants to fit-out to their corporate specification.



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Accommodation

Description	Sq. M	Sq. Ft
2C	235.75	2,538

Rent

Unit 2C - £25,000 per annum.

Repairs

The tenant will be responsible for internal and external repairs to the property throughout the duration of the lease.

Service Charge

Tenants are to be responsible for the payment of a service charge in connection with the landlord's outgoings to include the building insurance premium, upkeep and maintenance of the common areas and agent's management fees.

Lease

By negotiation.

Rates

Unit 2C

NAV: £23,100

Rate in £ (2022-23): 0.5223

Rates Payable: £12,065.13

VAT

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

Viewing

Strictly by appointment with the sole letting agents:

Frazer Kidd

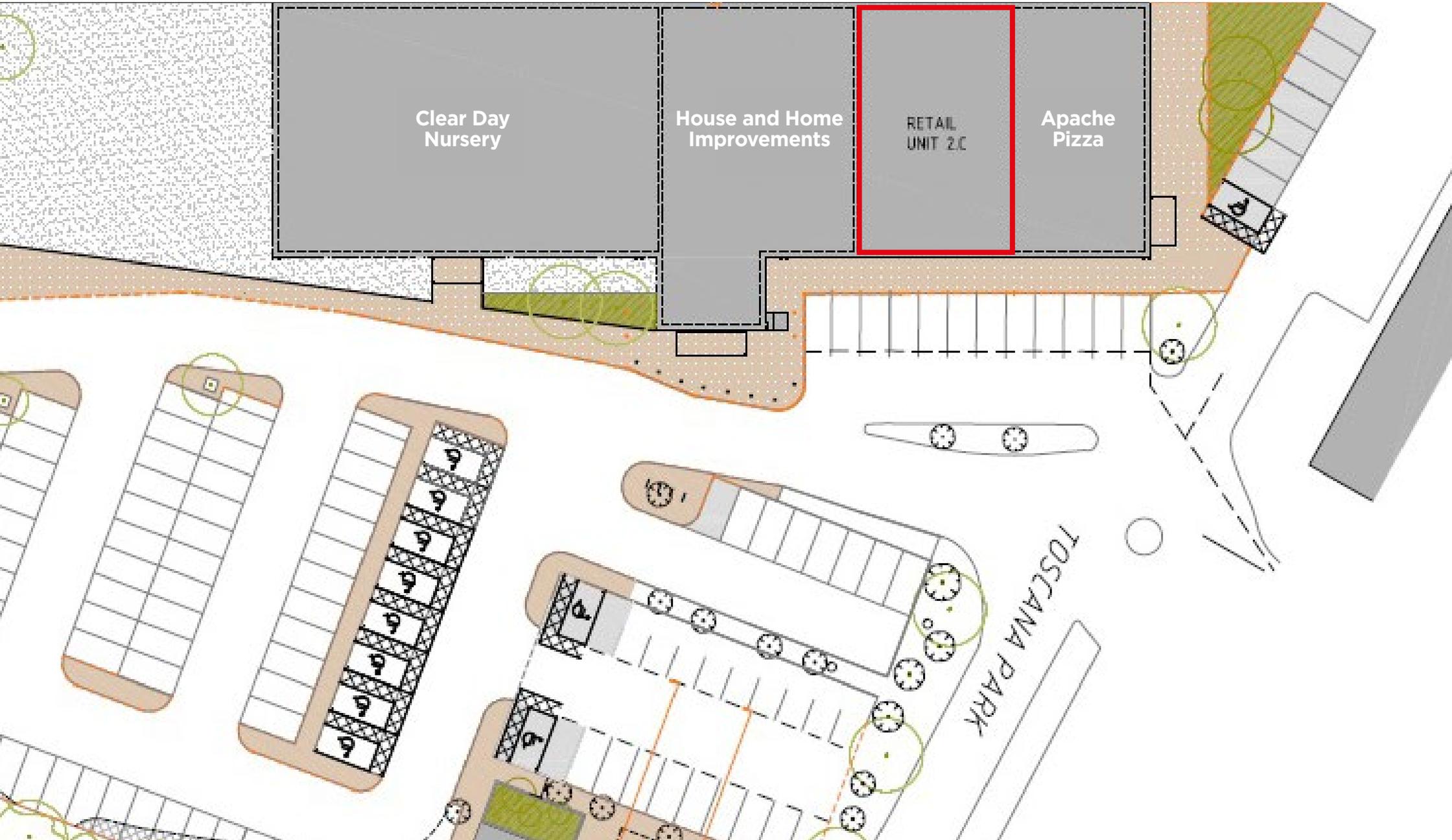
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