



## To Let Retail Premises with Hot Food Planning

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

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**FRAZER  
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## Summary

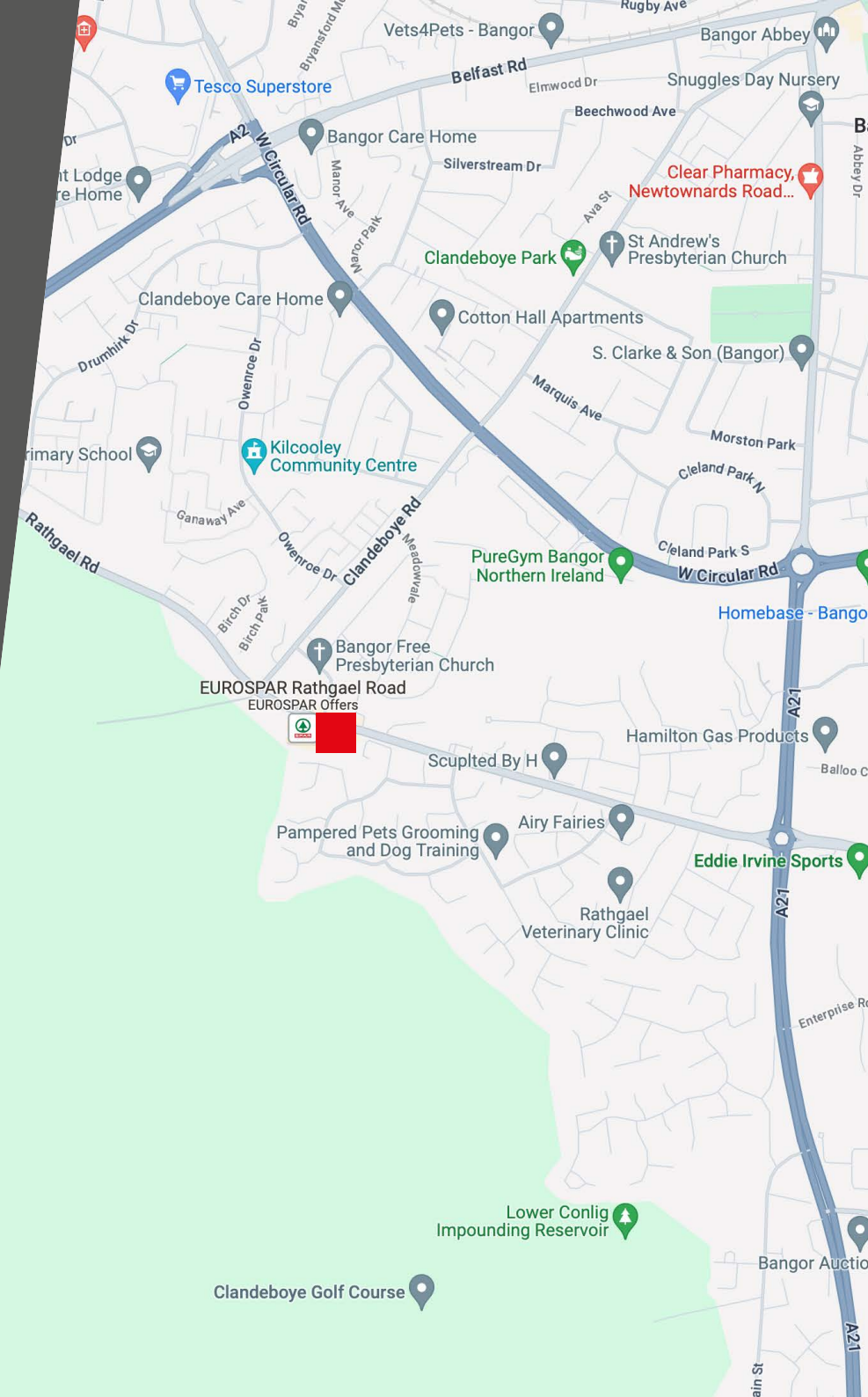
- Situated within Rathgael Exchange adjacent to a Spar Petrol Filling Station
- Retail premises with a highly visible double shop frontage extending to c.801 sq ft.
- The premises has hot food planning consent and would be suitable for a wide range of uses subject to planning.
- Neighbouring occupiers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



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## 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.

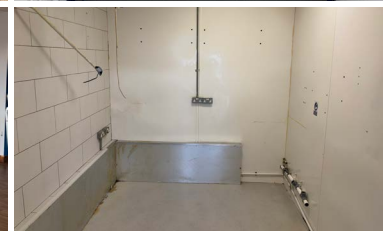
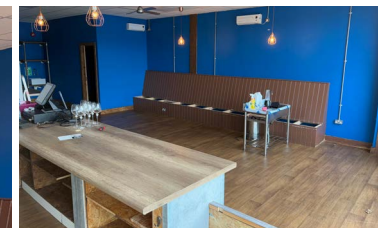
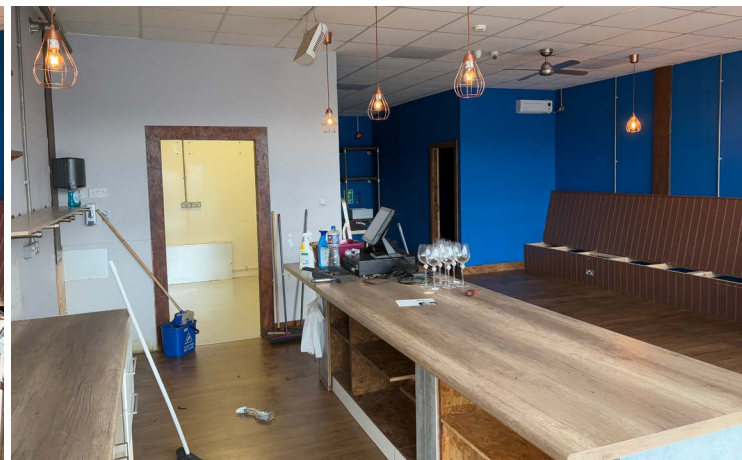
## Viewing

Strictly by appointment with the sole letting agents:

**Frazer Kidd**

028 9023 3111

mail@frazerkidd.co.uk



# Planning Approved

£2.6m investment at Rathgael Road Eurospar.



**Bangor is set to benefit from another significant investment, from the Henderson Group, Northern Ireland's largest symbol group retailer.**

**Location:** 102 Rathgael Road, Bangor

**Investment:** £2.6M approx.

**Parking:** Increasing from 76 to 85 spaces

This £2.6M redevelopment represents a significant boost for Rathgael Road and for Bangor more widely, improving convenience and choice for local shoppers while securing long-term investment in the city.





For further information please contact:

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## EPC

