



To Let Ground Floor Retail Premises

8 Main Street, Bangor, BT20 5AG


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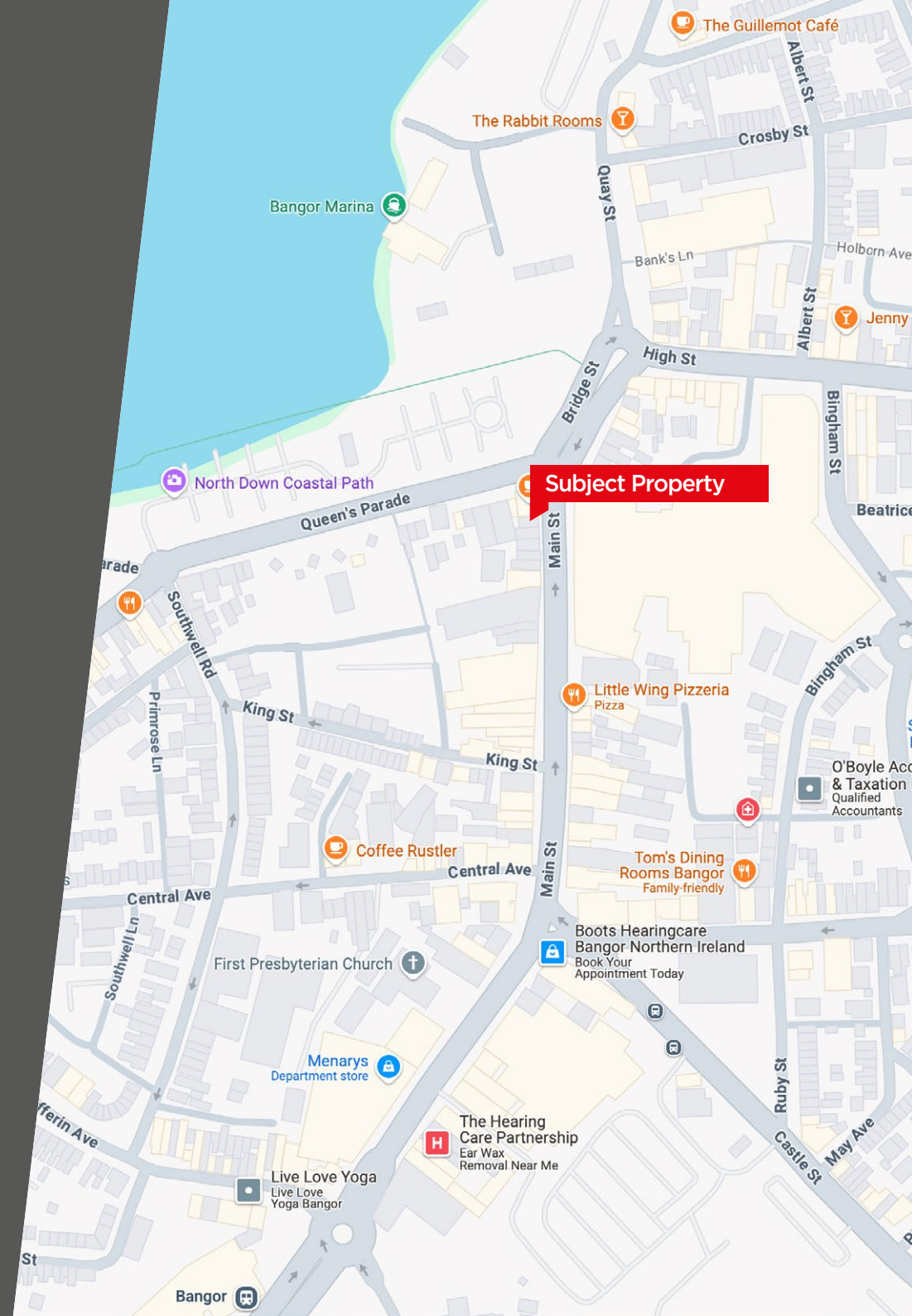
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Summary

- Retail unit occupying a prominent location along Main Street, Bangor Town Centre's prime retail area.
- Nearby occupiers include Caffé Nero, Greggs, Card Factory and Subway.
- The premises extends to approximately c. 562 Sq Ft.
- Suitable for a variety of commercial uses, subject to any required statutory planning consents.

Location

The property is located in the centre of Bangor, a major provincial retailing centre, located approximately 12 miles east of Belfast. Bangor is one of Northern Ireland's most popular tourist destinations with many visitors to the town, especially at weekends and throughout the summer months. Nearby occupiers include Caffé Nero, Greggs, Card Factory and Subway.



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Description

The property comprises a Ground Floor retail unit with café planning consent, which extends to c. 562 sq ft, space suitable for a coffee shop/ retail premises. The property has a highly visible shop frontage with an electric shutter.

Accommodation

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

Floor	Description	Sq. M	Sq. Ft
Ground Floor	Sales	52.20	562

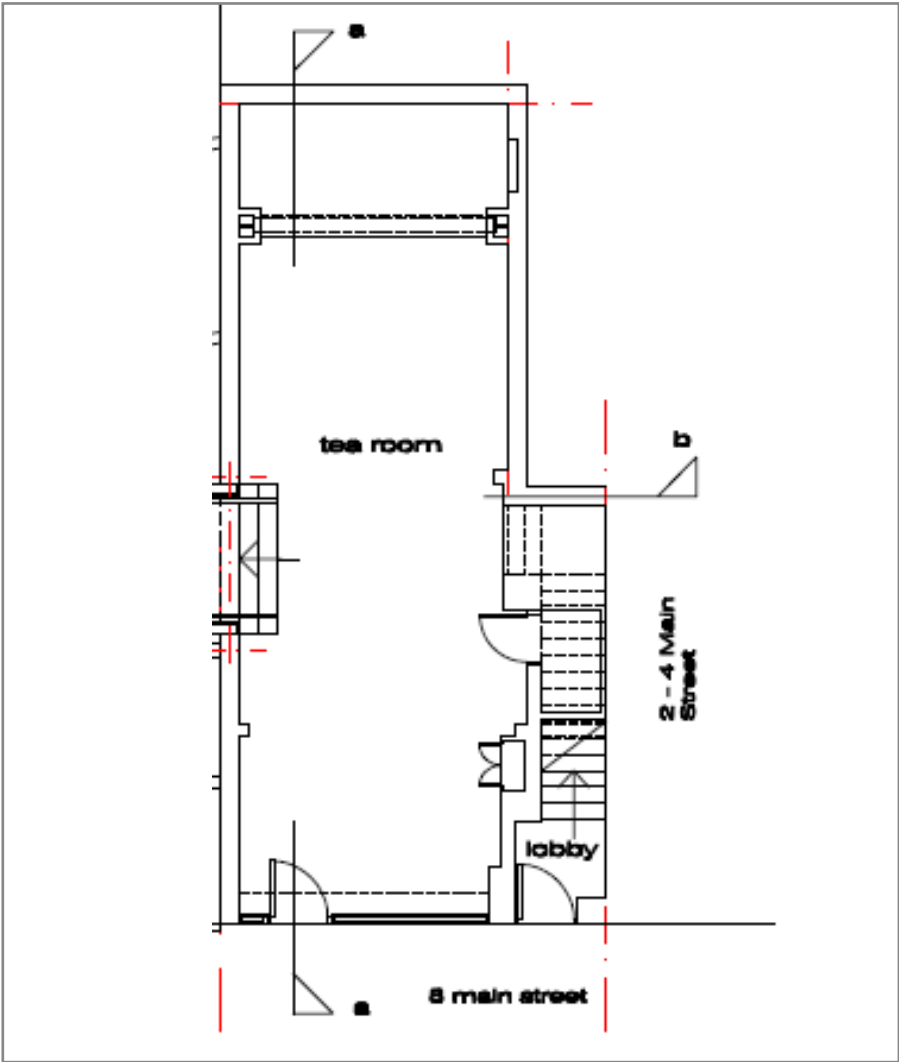
Lease

Length of lease by negotiation.

Rates

to be assessed

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).



Not To Scale. For indicative purposes only.

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Rent

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

Repair

Tenant responsible for interior repairs.

Service Charge

Tenant responsible for payment of a service charge in respect of the maintenance and upkeep of exterior and any common areas.

Insurance

The tenant will be responsible for repayment of the landlord's insurance premium.

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 may be payable.

Viewing

Strictly by appointment with the sole letting agents:

Frazer Kidd

028 9023 3111

mail@frazerkidd.co.uk





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07885 739063
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EPC

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