

To Let

Ground Floor Commercial Unit

21 Thornleigh Gardens, Bangor, BT20 4NW



Key Features:

- Excellent commercial premises situated within an extremely popular residential area
- Located just off the Donaghadee Road approximately c. 1 mile from Bangor Town centre.
- The premises extends to approximately c.597 sq. ft.
- Suitable for a variety of commercial uses subject to any required planning consent or statutory approvals

LOCATION

The subject property is situated just off the B21 Donaghadee Road fronting onto Thornleigh Gardens, an extremely popular residential area located approximately c. 1 mile from Bangor Town centre.

DESCRIPTION

Fully fitted premises with an electric roller shutter

On-site parking is located directly at the front of the property.

The property would be suitable for a variety of uses subject to any required statutory consents.

ACCOMODATION

We calculate the net internal area to be approximately 597 sq. ft.

LEASE

Length of lease by negotiation

RATES

NAV: £3,650

Non-Domestic Rate in £ (26-27): 0.60946

Rates Payable: £2,225 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).

RENT

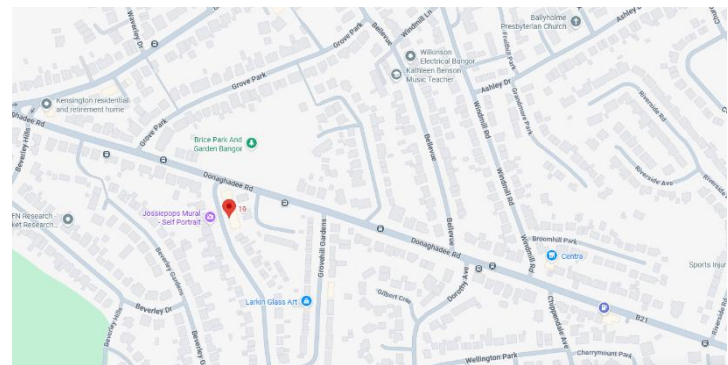
Inviting offers in the region of £8,000 per annum.

SERVICE CHARGE

Tenant to be responsible for the payment of a Service Charge in connection with the upkeep, maintenance, repair and decoration of the building and grounds of which the subject premises form's part and agent's management fees.

VAT

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



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