



## To Let Retail Units

Units 7 & 8 Rathgael Exchange,  
Rathgael Road, Bangor BT19 1RS

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**FRAZER  
KIDD**

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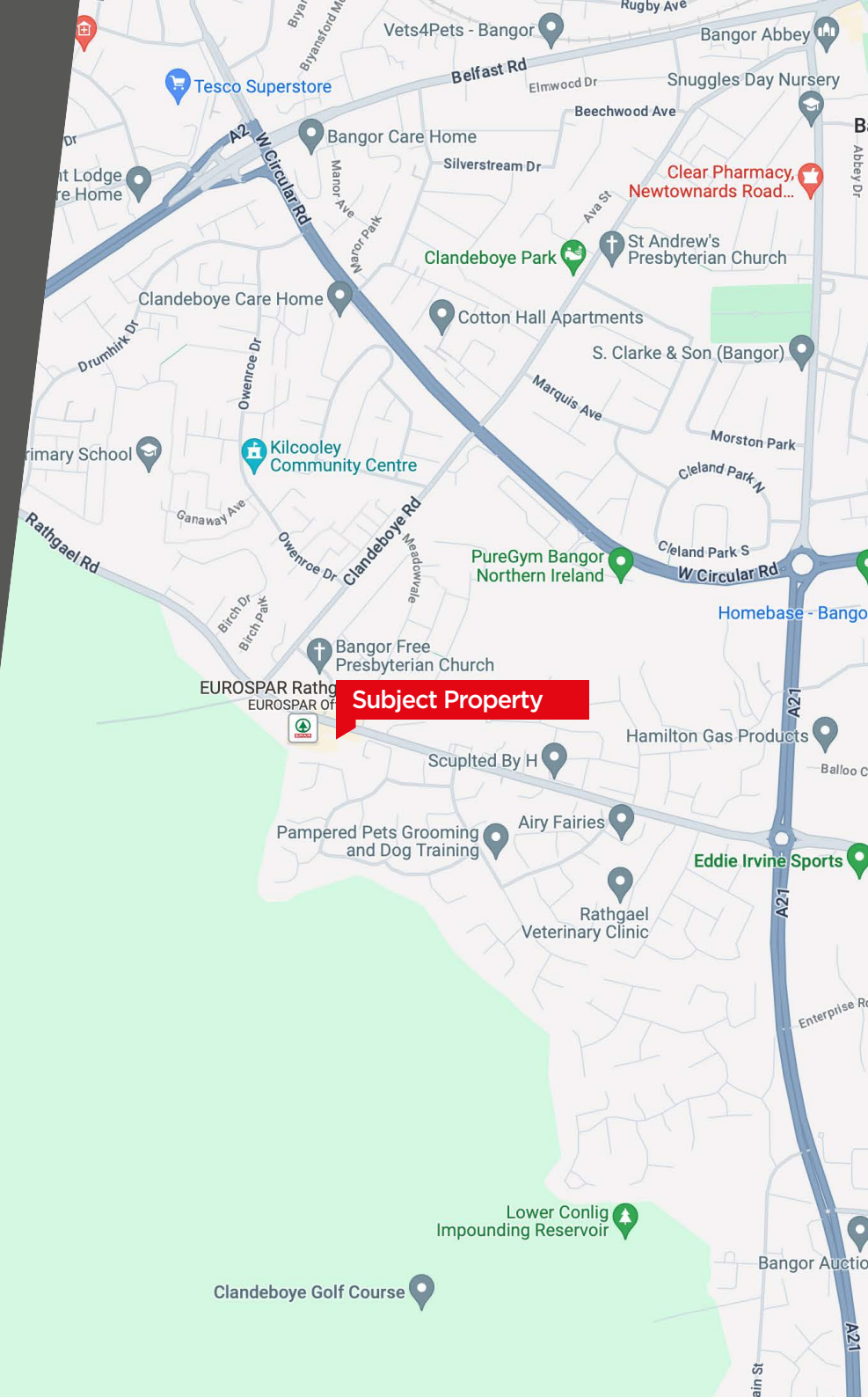
## Summary

- Excellent retail units to be constructed
- One unit benefits from Hot Food Planning Consent.
- High profile location, extremely visible from the Rathgael Road.
- An abundance of on-site car parking.
- Forms part of a popular neighbourhood retail scheme incorporating a BP petrol filling station, a Spar, Subway, Winemark, Barnardos, etc.

## Location

Situated within the Rathgael Exchange scheme, fronting directly onto the Rathgael Road.

The Rathgael Road is a popular link route between the Belfast Road (A2) and Newtownards Road (A21) and enjoys a dense flow of traffic and a very populated hinterland.



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## Description

The units will be constructed to a developer's shell specification ready for a tenant's fit out.

One of the two proposed new build units benefits from Hot Food Planning Permission, however the units may be suitable for a variety of different uses to include coffee shop, professional office use or general retail use, subject to any necessary planning consents.

## Accommodation

The two proposed new build units will extend to the following approximate areas:

Floor	Sq. M	Sq. Ft
Unit 7	79	850
Unit 8	79	850

## Lease

Length of lease by negotiation.

## Rent

Unit 7: £15,000 per annum

Unit 8: £15,000 per annum

## Service Charge

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

## Rates

To be assessed.

## 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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# 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.





# FRAZER KIDD

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