

# Ashbury Shopping Centre, Ashbury Avenue, Bangor, BT19 6TH To Let

Neighbourhood Retail Units available from 801 - 4,465 sq ft



## Location

The subject retail development is strategically located within one of Bangor's largest residential development areas situated to the south side of the town, accessed via South Circular Road. Bangor is one of Northern Ireland's largest provincial towns with a population of some 76,400 people. Ashbury Shopping Centre is located off Ashbury Avenue and is well established as the neighbourhoods primary retail convenience centre.

## Description

Ashbury Shopping Centre comprises of a large Eurospar convenience store, Barnardos, Gordons Chemists, Winemark and various fast food outlets. Each of the vacant units has been finished to a standard developer's shell specification.

## Schedule of Accommodation

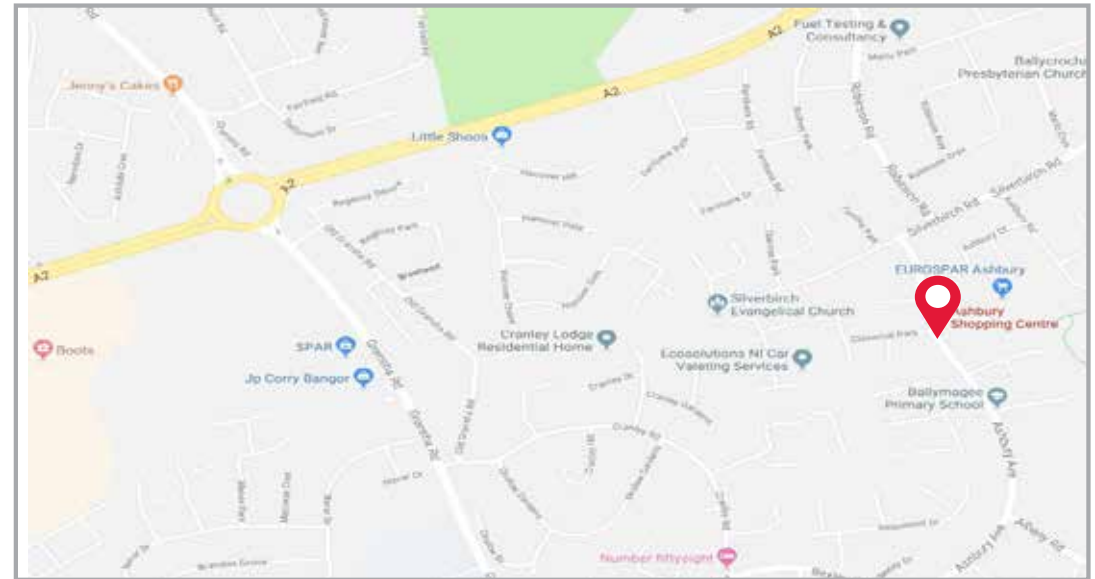
	Sq Ft	Sq M
Unit 1A	801	74.41
Unit 4A First Floor	2,860	265.7
Unit 11	804	76.69

## Lease Details

- Rent -** Unit 1A - £12,500 per annum  
Unit 4A First Floor - £22,500 per annum  
Unit 11 - £12,500 per annum
- Term -** By negotiation.
- Rent Review -** Every fifth year on an upwards only basis.
- Service Charge -** A service charge will be levied to cover security, maintenance, repair and cleaning of all common areas. Currently estimated at £2.40 per sq ft for the year 18/19.
- Repairs & Insurance -** Tenant responsible for internal repairs and reimbursement of a fair proportion of the building insurance premium to the landlord. Currently estimated at £0.17 for the year 18/19.

## Energy Performance Certificate

The property benefits from an EPC rating of C72 and the Energy Performance Certificate is available upon request.



For Indicative Purposes Only



Function Room

## Existing Occupiers



Unit 11

## Unit 1A



Rear Car Park





**Unit 4A**

## Rates

We have been advised by Land and Property Services of the following:-

Units 1A & 4A - The Net Annual Value to be re-assessed after occupation.

Unit 11

NAV: - £10,200

Rate in £ 18/19: - £ 0.5733

Rates payable: - £5,685

## Value Added Tax

We have been advised that the subject units have been registered for VAT, therefore VAT will be charged in addition to the prices quoted.

## Viewing Details / Further Information

For further information or to arrange a viewing, please contact:

**Lambert  
Smith  
Hampton**

Tom Donnan  
**028 9026 9238**  
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