



Prime Retail Unit with Vacant Possession

- 2-Storey mid terrace building comprising retail and ancillary accommodation.
- On street car parking available.
- 1,920 sq ft / 178.37 sq m.
- Price – upon application.

Get more information

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Location

Bangor is a thriving commuter town located in the Borough of Ards and North Down and is also a popular tourist destination on the North Down Coast, only 13 miles east of Belfast.

Bangor has a resident population of c.65,000 and a catchment area of c.200,000. The subject property occupies a prominent location fronting Main Street which is considered the premier retailing street in the town benefitting from a high volume of passing pedestrian and vehicular traffic.

Occupiers within the immediate vicinity include Little Wing, Caffè Nero, Subway, Greggs, Card Factory, Savers, Nationwide and Sallys.

Queen's Parade, located on Bangor's waterfront, is undergoing a £70m regeneration project, due to complete in 2028. The development will breathe new life into the city, featuring new apartments, retail units, a hotel, offices and leisure facilities.

Description

- Two storey mid terrace building comprising ground floor retail and first floor ancillary space, currently used as offices.
- Internally, the retail unit is finished to a good standard to include plastered painted walls, suspended ceilings incorporating fluorescent lighting, tiled floor and air conditioning units.
- On street parking available.

Accommodation

Description	Sq. M	Sq.F
Ground Floor	102.19	1,100
First Floor	76.18	820
Total	178.37	1,920

Lease Terms

Term:	By negotiation.
Rental:	£15,000 per annum exclusive.
Repairs:	Full repairing and insuring lease
Insurance:	The tenant will be responsible for reimbursing the landlord with the cost of the annual insurance premium.
Price:	Upon application.

NAV

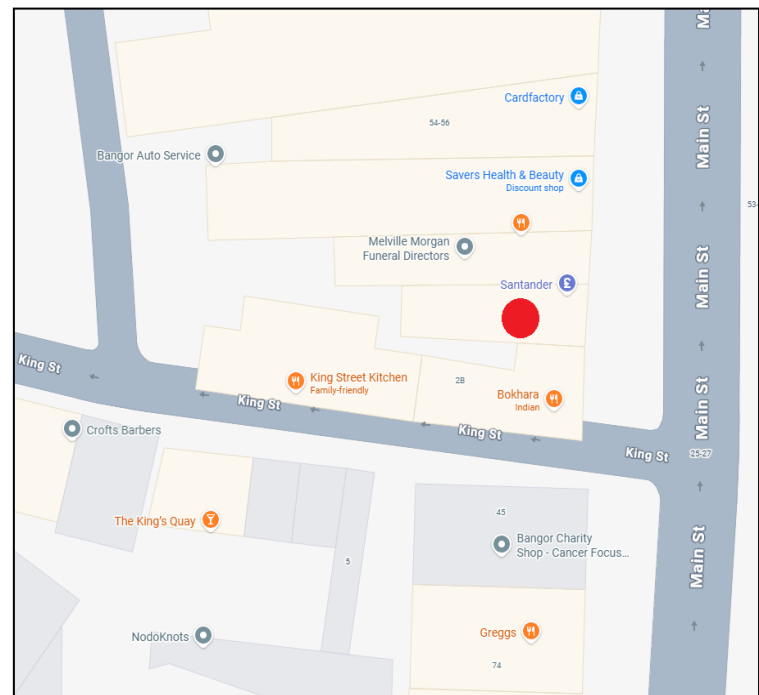
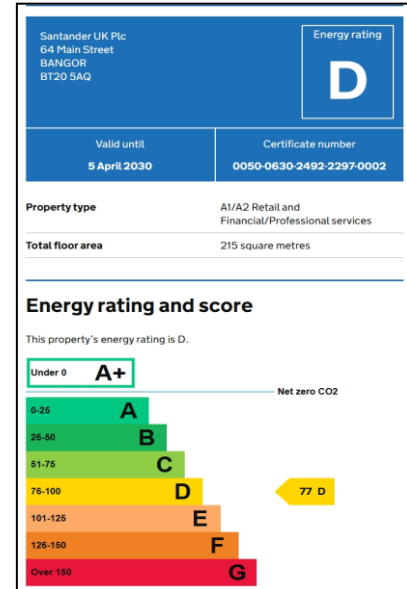
NAV	Rate £2026/27	Approx Rates Payable
£11,400	0.58745614	£6,697

VAT

All prices and rentals quoted are exclusive of, but may be subject to VAT.

EPC

Rating: D77



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- Corporate structure and ownership details.
- Identification and verification of ultimate beneficial owners.
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