

**69 – 73 Main Street  
Bangor**

**Prime Retail Unit - c. 892 sq m  
(9,600 sq ft)**

**Belfast Office:** 22 Adelaide Street, Belfast BT2 8GD T: +44 (0)28 9024 8181 F: +44 (0)28 9024 8188 E: belfast@okt.co.uk

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**Associates:** Tracy Moffett BSc (Hons) MRICS, Henry Taggart BSc (Hons) MRICS, Alan McKinstry BSc (Hons) MRICS, Michael Burke BSc (Hons) MRICS

## Location / Description

Bangor is the third largest town in Northern Ireland, approximately 12 miles north west of Belfast, with a resident population of c. 75,000 persons.

The town is well served by road communications, being located on the A2 providing links to Belfast and the A21 to Newtownards.

Subject unit is located on the prime retail pitch at the top of Main Street, neighbouring occupiers include Dorothy Perkins, JJB Sports, Clarks Shoes, Clinton Cards and Nationwide Building Society.

Units are laid out over ground and first floors, fully fitted to include plastered / painted walls, tiled flooring, suspended ceilings and recessed / feature lighting. First floor is accessed via internal retail stairs / lift.

## Accommodation Details

DESCRIPTION	AREAS	
<b>GROUND FLOOR</b>		
Retail	c. 331 sq m	(3,557 sq ft)
Stores	c. 119 sq m	(1,270 sq ft)
<b>FIRST FLOOR</b>		
Retail / Stores	c. 442 sq m	(4,781 sq ft)
<b>TOTAL</b>	<b>c. 892 sq m</b>	<b>(9,608 sq ft)</b>

## Lease Details

TERM:	Negotiable subject to periodic upward only rent reviews.
RENTAL:	£40,000 per annum exclusive.
REPAIRS/INSURANCE:	Effective full repairing and insuring lease by way of a contribution towards landlord's expenses in repairs / maintenance of exterior and common areas
SERVICE CHARGE:	Not Applicable.

## Sales Details

PRICE:	Offers in the region of £375,000.
TITLE:	Assumed freehold / long leasehold.

## N.A.V

We are advised by the Land and Property Service that the current NAV for the subject is: £57,200.

The commercial rate in the pound for 2017 / 2018 is £0.546047



## VAT

All prices, outgoings etc are exclusive of, but may be subject to VAT.

## EPC (Energy Performance Certificate)



## Viewing / Further Details

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Belfast  
BT2 8GD

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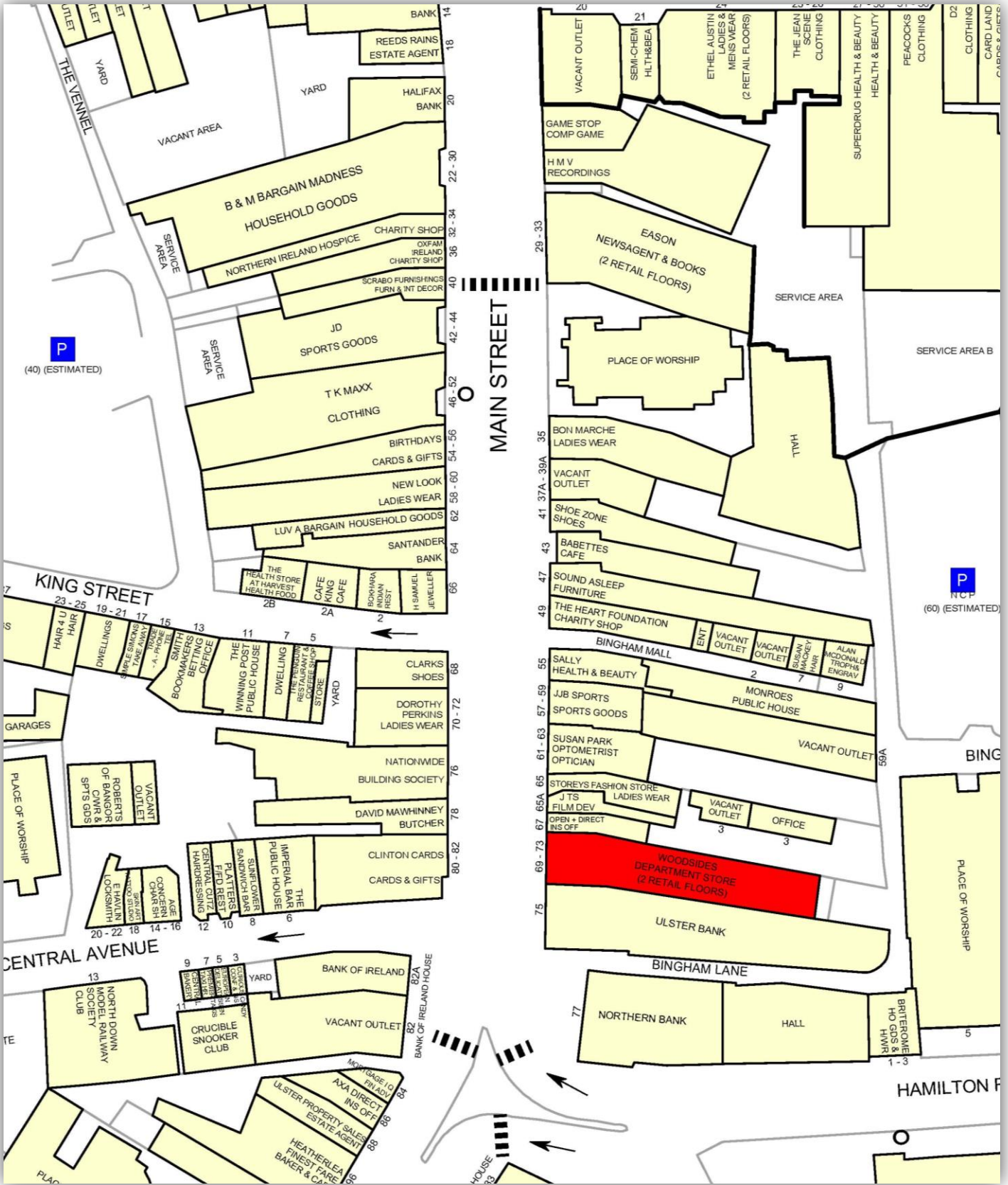
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Our Ref: RSS/JP/6116





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