



**Instinctive
Excellence
in Property.**

To Let

**Prime Retail Unit
c. 10,176 sq ft (c. 945.51 sq m)**

44 Main Street
Bangor
BT20 5AG

RETAIL



To Let

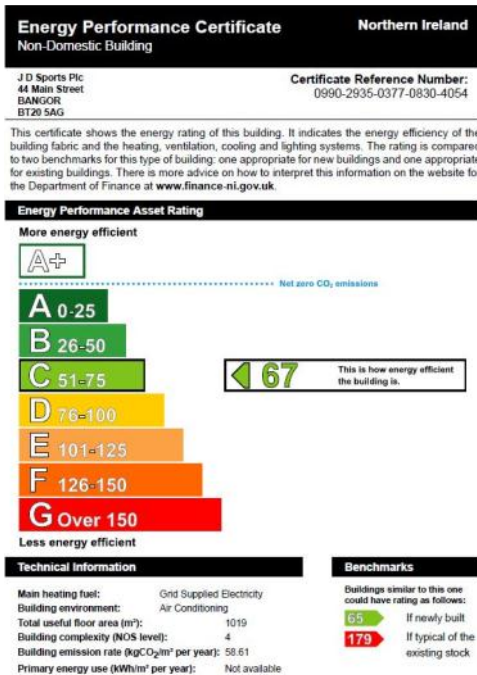
Prime Retail Unit

**c. 10,176 sq ft
(c. 945.51 sq m)**

44 Main Street
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BT20 5AG

RETAIL

EPC



Location

Bangor is a large town in the north east of County Down, located approximately 14 miles east of Belfast. The town serves as a popular commuter hub as well as being a desirable retail and leisure destination.

Bangor has a population of c. 60,000 (2011 census) and encompasses a wider catchment of c. 156,000 within the Ards and North Down Borough Council.

The property is situated on Main Street occupying a prime position beside TK Maxx and Caffè Nero.

Description

The unit is arranged over ground and basement level with the ground floor primarily facilitating access to the main basement sales area via a steel staircase and customer lift.

Internally the unit is finished to include exposed ceiling with fluorescent strip lighting and mounted heating/cooling cassettes, a combination of concrete/laminate flooring and plastered/painted walls. Ample storage is provided for as well as staff facilities including canteen and WC.

Accommodation

ACCOMMODATION	SQ FT	SQ M
Ground Floor Entrance Lobby	285	26.48
Basement Sales	7,205	669.72
Store	1,229	114.24
Store	289	26.87
Store	931	86.48
Office	78	7.22
Kitchen	156	14.5
TOTAL	10,176	945.51

Lease Details

Term	:	By negotiation.
Rent	:	On application.
Repairs	:	Effective full repairing lease via service charge.
Insurance	:	Tenant to reimburse landlord for insurance premium.

Rate

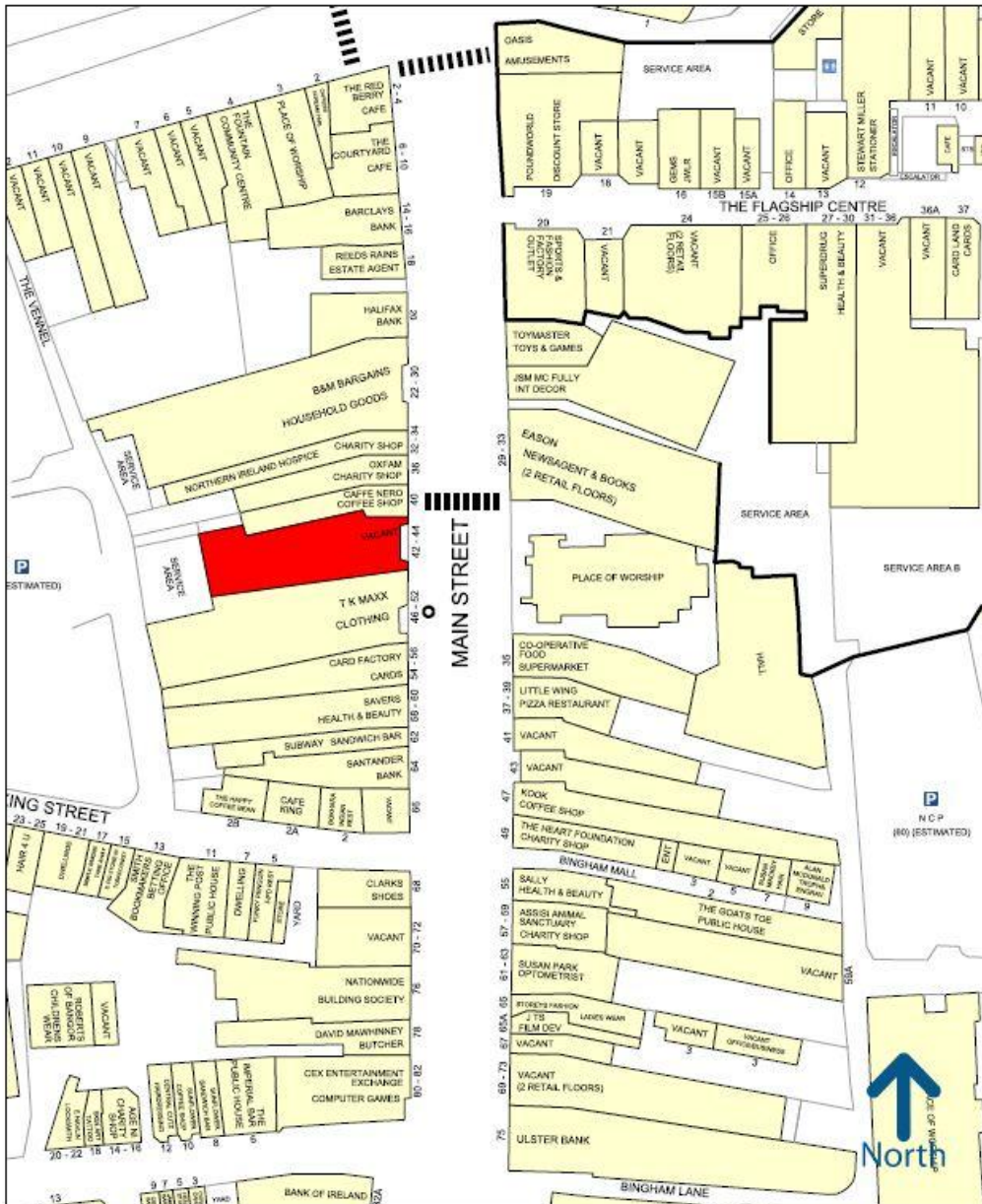
We are advised by the Land and Property Services of the following rating information : -

Net Annual Value (NAV)	£58,900
Non Domestic Rate in the £ 2017/2018	£0.546047
Estimated Rates Payable	£32,162.16

VAT

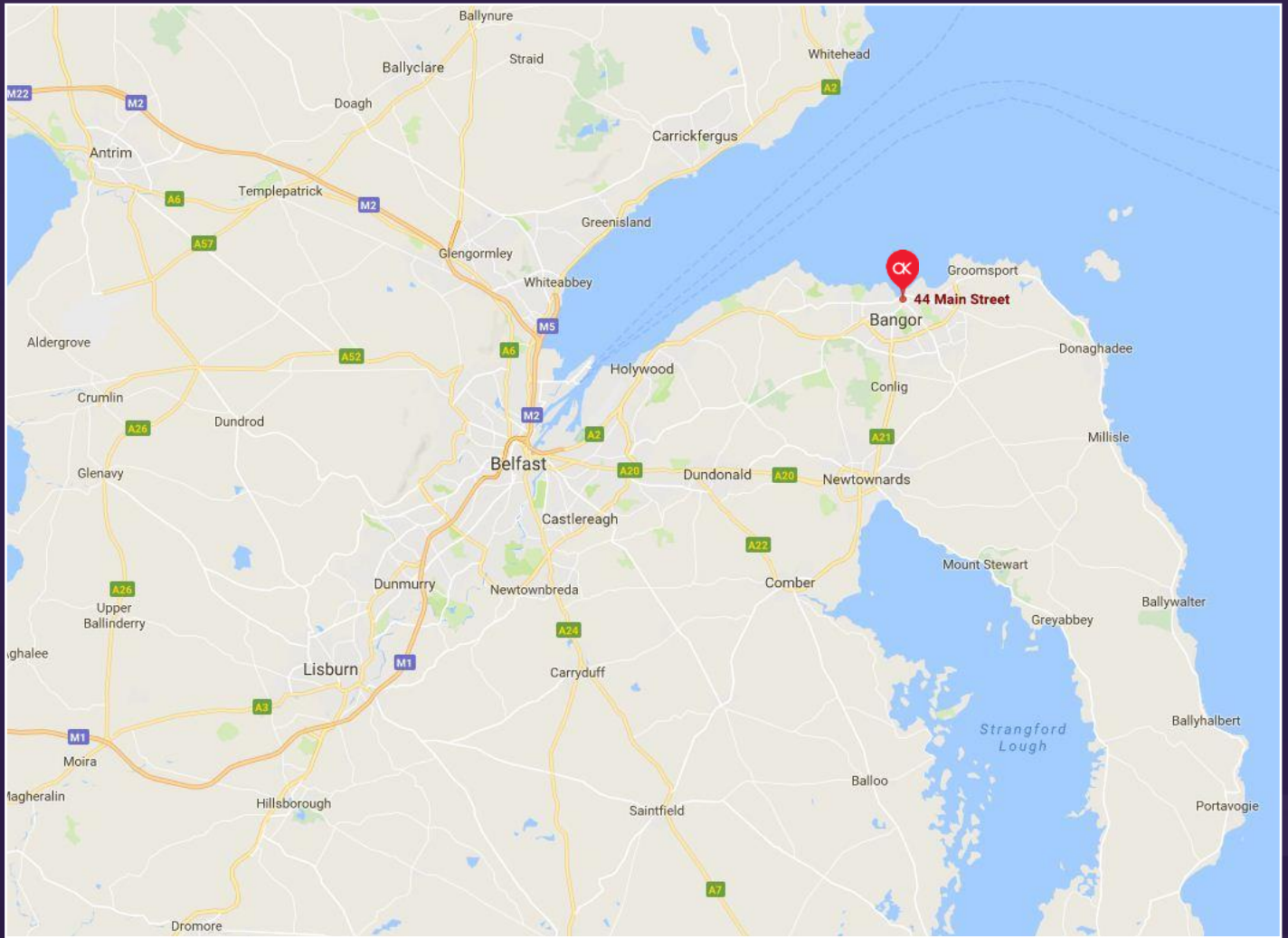
All prices quoted are exclusive of but may be liable to VAT.

Goad Plan



FOR INDICATIVE PURPOSES ONLY

Location Maps



FOR INDICATIVE PURPOSES ONLY

Osborne King

The Metro Building
6-9 Donegall Square South
Belfast
BT1 5JA

T: 028 9027 0000

F: 028 9027 0011

E: property@osborneking.com

 @OsborneKingNI

STEPHEN SMITH

T: 02890 270047

M: 07956 207675

stephen.smith@osborneking.com



MISREPRESENTATION ACT 1967

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