

Retail



To Let

Unit SA1 Bloomfield Centre and Retail Park, Bloomfield Road South, Bangor, N Ireland, BT19 7HR



Location

Bangor is situated 15 miles east of Belfast, has a town population of some 59,000 persons (census 2011) and is one of Northern Ireland's densely populated and affluent towns, with Bangor regarded as one of the leading provincial retail destinations in Northern Ireland.

Bloomfield shopping centre and retail park is recognised as a leading edge of town destination in Northern Ireland retail hierarchy of shopping. Anchored by Tesco, Marks and Spencer's, the 48 unit shopping centre has key tenants such as Next, H&M, River Island, Poundland, Card Factory to name a few. The adjacent 80,000 sqft retail park has tenants such as Mothercare, Smyths Toys, DW Sport and Pets at Home, with the overall scheme having some 2100 approx free car parking spaces.

Description

The premises are arranged over ground floor, with existing kitchen, stores and WC. The main sales area has been fitted out as a retail show room. This highly visible free standing building is located at the main entrance to the overall retail complex and also benefits from 20 dedicated free car parking spaces with the building.

Accommodation

The premises extend to the following approximate gross internal area:

Ground floor 345 sqm (3712 sqft)

Lease

The premises are currently held on an FRI lease from 7th of July 2015 for ten years, with a rent review in the fifth year (subject to RPI caps). The lease benefits from a four year break clause, subject to 6 months notice. The passing rental is £36,000 pax.

Rates

We have been verbally advised by the land and property services that the property is entered in the valuation role as follows:

NAV £47,550
Rate Poundage 0.53 (17/18)

Service charge

We understand the current financial year charge is £3,000 plus vat and is capped by RPI increases.

Insurance

We understand the current financial year charge is £796 plus vat for

Legal costs

Each party is responsible for their own legal costs incurred in any transaction

VAT

All, prices and charges and rents are quoted net of vat, which maybe chargeable.

Opportunity at this location

Subject to planning and changes to the current lease, we are of the opinion this location, in addition to the current retail use, would be suitable for the following uses: Showroom, offices, dentists, consulting rooms, creche, doctors surgery, tyre sale/repair depot, coffee shop, restaurant, car sales by way of examples

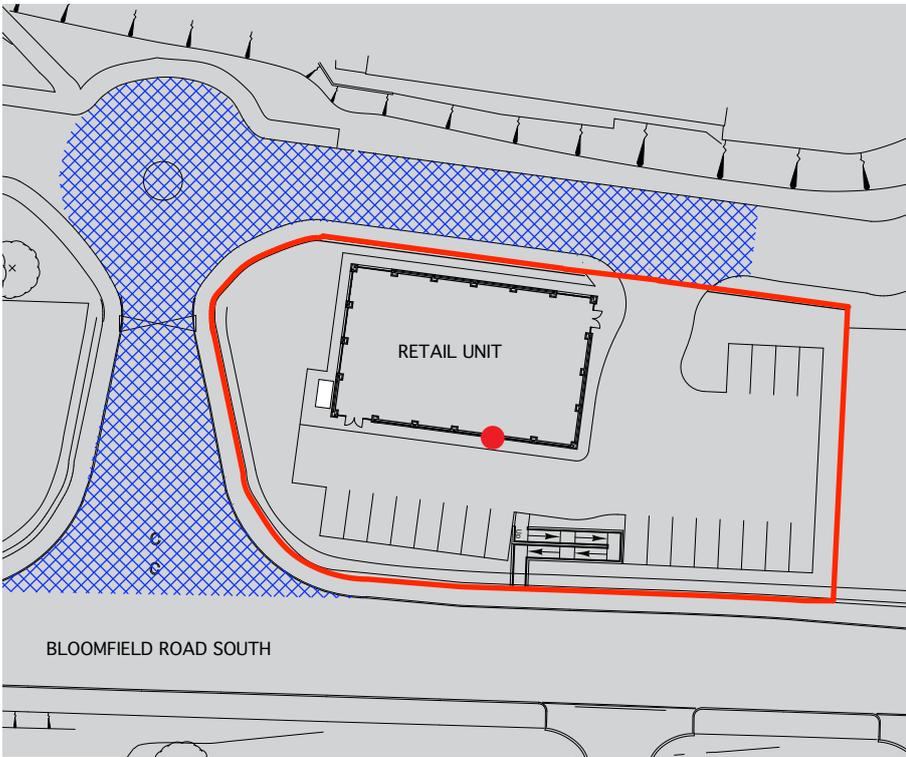
www.murphysurveyors.com

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Viewing and Further Information

By appointment with:

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Energy Performance Certificate Northern Ireland
Non-Domestic Building

Xtra Vision Video Store
111a Bloomfield Road South
BANGOR
BT19 7HR

Certificate Reference Number:
9000-5903-0377-0340-7060

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Department's website www.epb.dfpni.gov.uk.

Energy Performance Asset Rating

More energy efficient



A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

141 This is how energy efficient the building is.

Technical Information

Main heating fuel: Grid Supplied Electricity
Building environment: Heating and Natural Ventilation
Total useful floor area (m²): 332
Building complexity (NDS level): 3
Building emission rate (kgCO₂/m²): 230.14

Benchmarks

Buildings similar to this one could have rating as follows:
35 If newly built
93 If typical of the existing stock

Location Map

EPC



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