

To Let

Prominent Town Centre Retail Unit

128 Main St, Bangor



- Prominent Town Centre Retail Unit extending to 4,488 sq ft
- Situated on the town's prime retail pitch, other occupiers in close proximity include Asda, Topshop/Topman, Menarys, Caffè Nero, Greggs, DV8, Boots & TK Maxx.
- Immediately available

Savills Belfast

1st Floor Lesley Studios
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Location

Bangor is a large retailing town. It sits within the Belfast Metropolitan area benefiting from a catchment area of c. 200,000. This town is one of Northern Ireland's most popular and visited destinations. Bangor is situated 13 miles north east of Belfast's City Centre.

The property location is regarded as a prime high street within the Town's retail core and benefits from a high level of pedestrian footfall and the convenience of its proximity to the Town's main public car parks and Rail & Bus Transport hub.

Description

This property occupies a prominent position within the town centre. The unit remains in a fully fitted state and would be suitable for a variety of uses, subject to the necessary planning consent and is ready for immediate occupation.

Accommodation

The unit provides the following approximate areas:

Floor	Sq ft	Sq m
Ground Floor Sales	4,488	417

Lease Details

Rent: £45,000 per annum exclusive

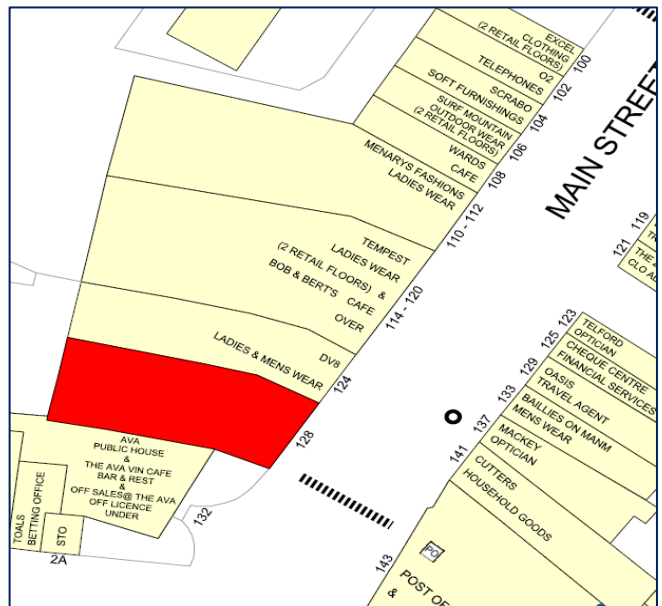
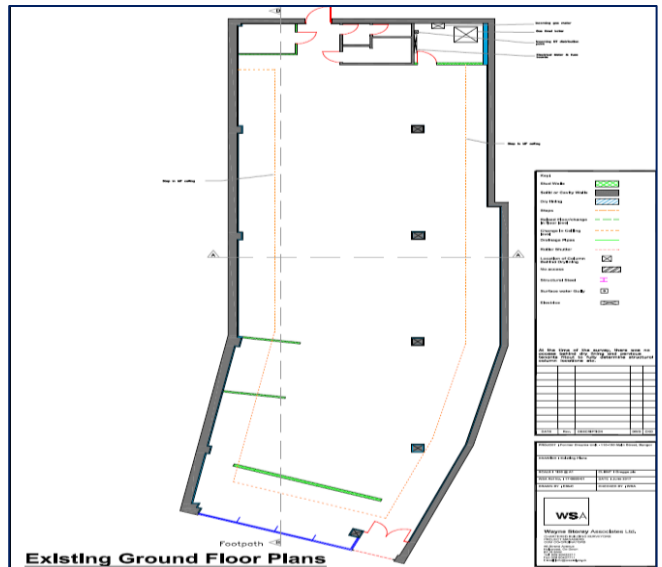
Term: 10 years, subject to rent review at the 5th year

Repairs & Insurance: The tenant will be responsible for effectively full repair and reimbursing insurance premium

Rates Assessment

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

Unit	NAV	Rates Payable
128 Main St	£46,700	£26,029



EPC

B43

Further Information/ Viewings

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VAT

All prices, outgoings and rentals are exclusive of, but may be liable to Value Added Tax

Important Notice

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