

# Unit 1A, Ashbury Shopping Centre, Ashbury Avenue, Bangor, BT19 6TH To Let

Ground Floor Retail Unit totalling approximately 801 sq ft - Suitable for Hot Food Use



Lambert  
Smith  
Hampton

## Location

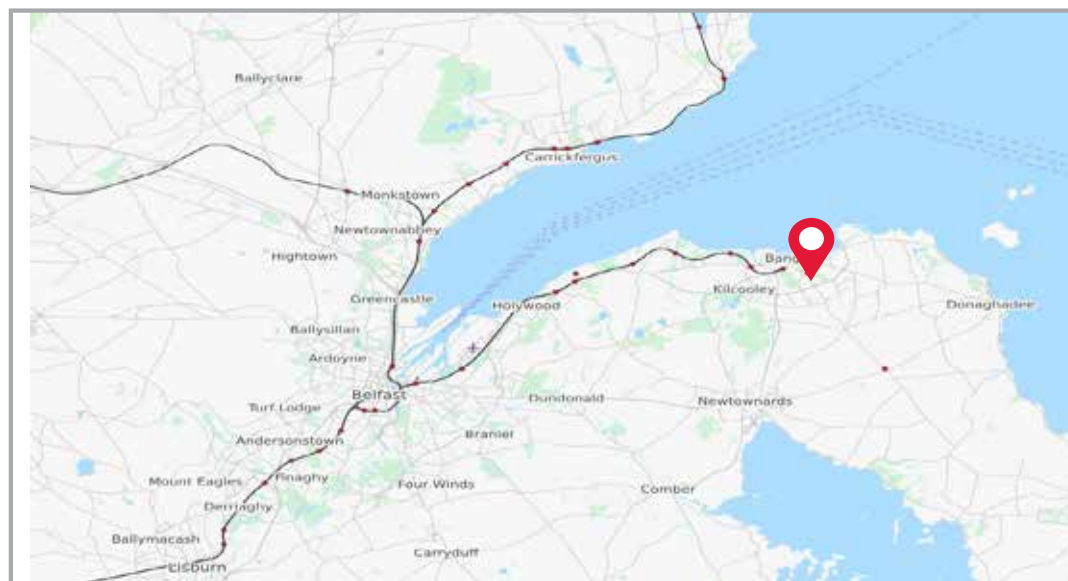
The subject retail development is strategically located within one of Bangor's largest residential development areas situated to the south side of the town, accessed via South Circular Road. Bangor is one of Northern Ireland's largest provincial towns with a population of some 76,400 people. Ashbury Shopping Centre is located off Ashbury Avenue and is well established as the neighbourhoods primary retail convenience centre.

## Description

Ashbury Shopping Centre comprises of a large Eurospar convenience store, Barnardos, Gordons Chemists, Winemark and various fast food outlets. The subject premises is currently fitted out as a hot food premises. Catering equipment can be included. Please contact the agent for more information.

## Schedule of Accommodation

	Sq Ft	Sq M
Unit 1A	801	74.41



**For Indicative Purposes Only**

## Lease Details

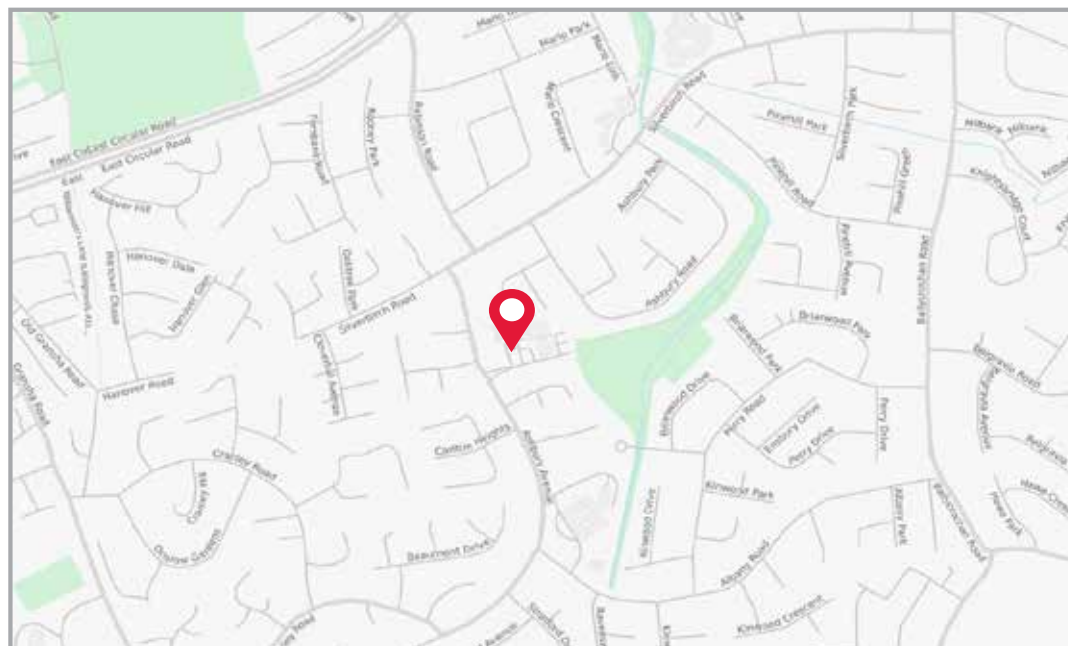
**Rent -** Unit 1A - £12,500 per annum

**Term -** By negotiation.

**Rent Review -** Every fifth year on an upwards only basis.

**Service Charge -** A service charge will be levied to cover security, maintenance, repair and cleaning of all common areas. Currently estimated at £1,961.28 pa.

<b>Repairs &amp; Insurance -</b>	Tenant responsible for internal repairs and reimbursement of a fair proportion of the building insurance premium to the landlord. Currently estimated at £172 pa.
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# Energy Performance Certificate

The property benefits from an EPC rating of C72 and the Energy Performance Certificate is available upon request.



## Existing Occupiers



Front Car Park

## Unit 1A



Rear Car Park





Site Plan

## Rates

The Net Annual Value is to be re-assessed after occupation but is currently estimated at:-

Net Annual Value: £12,800

Rate in £ 21/22: £0.5107

Rates Payable: £6,536.96

## Value Added Tax

We have been advised that the subject units have been registered for VAT, therefore VAT will be charged in addition to the prices quoted.

## Viewing Details / Further Information

For further information or to arrange a viewing, please contact:

**Lambert  
Smith  
Hampton**

Tom Donnan  
**07442 495827**  
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