

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



Location

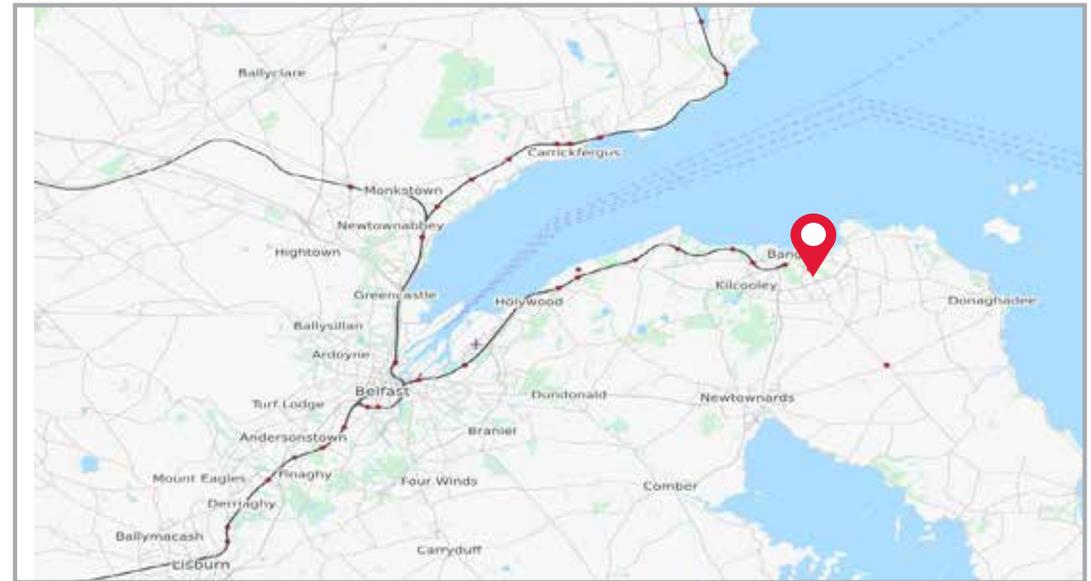
The subject retail development is strategically located within one of Bangor's largest residential development areas situated to the south side of the town, accessed via South Circular Road. Bangor is one of Northern Ireland's largest provincial towns with a population of some 76,400 people. Ashbury 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 |



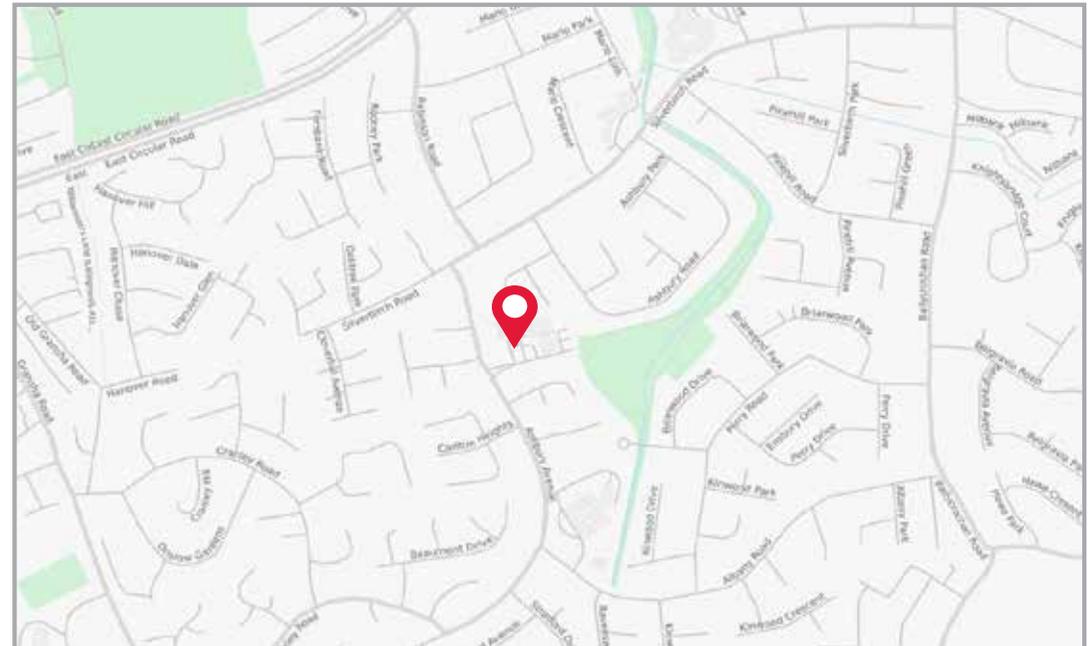
For Indicative Purposes Only

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.
- Repairs & Insurance -** Tenant responsible for internal repairs and reimbursement of a fair proportion of the building insurance premium to the landlord. Currently estimated at £172 pa.

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
tdonnan@lsh.ie

Kyle Abernethy
07917 335323
kabernethy@lsh.ie

Subject to Contract and Exclusive of VAT © Lambert Smith Hampton January 2021

Disclaimer: Lambert Smith Hampton Group Limited and its subsidiaries and their joint agents if any ("LSH") for themselves and for the seller or landlord of the property whose agents they are give notice that: (i) These particulars are given and any statement about the property is made without responsibility on the part of LSH or the seller or landlord and do not constitute the whole or any part of an offer or contract. (ii) Any description, dimension, distance or area given or any reference made to condition, working order or availability of services or facilities, fixtures or fittings, any guarantee or warranty or statutory or any other permission, approval or reference to suitability for use or occupation, photograph, plan, drawing, aspect or financial or investment information or tenancy and title details or any other information set out in these particulars or otherwise provided shall not be relied on as statements or representations of fact or at all and any prospective buyer or tenant must satisfy themselves by inspection or otherwise as to the accuracy of all information or suitability of the property. (iii) No employee of LSH has any authority to make or give any representation or warranty arising from these particulars or otherwise or enter into any contract whatsoever in relation to the property in respect of any prospective purchase or letting including in respect of any re-sale potential or value or at all. (iv) Price or rent may be subject to VAT and any prospective buyer or tenant must satisfy themselves concerning the correct VAT position. (v) Except in respect of death or personal injury caused by the negligence of LSH or its employees or agents, LSH will not be liable, whether in negligence or otherwise howsoever, for any loss arising from the use of these particulars or any information provided in respect of the property save to the extent that any statement or information has been made or given fraudulently by LSH. (vi) In the case of new development or refurbishment prospective buyers or tenants should not rely on any artists' impressions or architects' drawings or specification or scope of works or amenities, infrastructure or services or information concerning views, character or appearance and timing concerning availability or occupation and prospective buyers or tenants must take legal advice to ensure that any expectations they may have are provided for direct with the seller or landlord and LSH shall have no liability whatsoever concerning any variation or discrepancy in connection with such matters.