



**To Let Retail Premises
with Café Planning**
10-12 Main Street, Bangor, BT20 5AG

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**FRAZER
KIDD**

To Let Retail Premises with Café Planning

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Summary

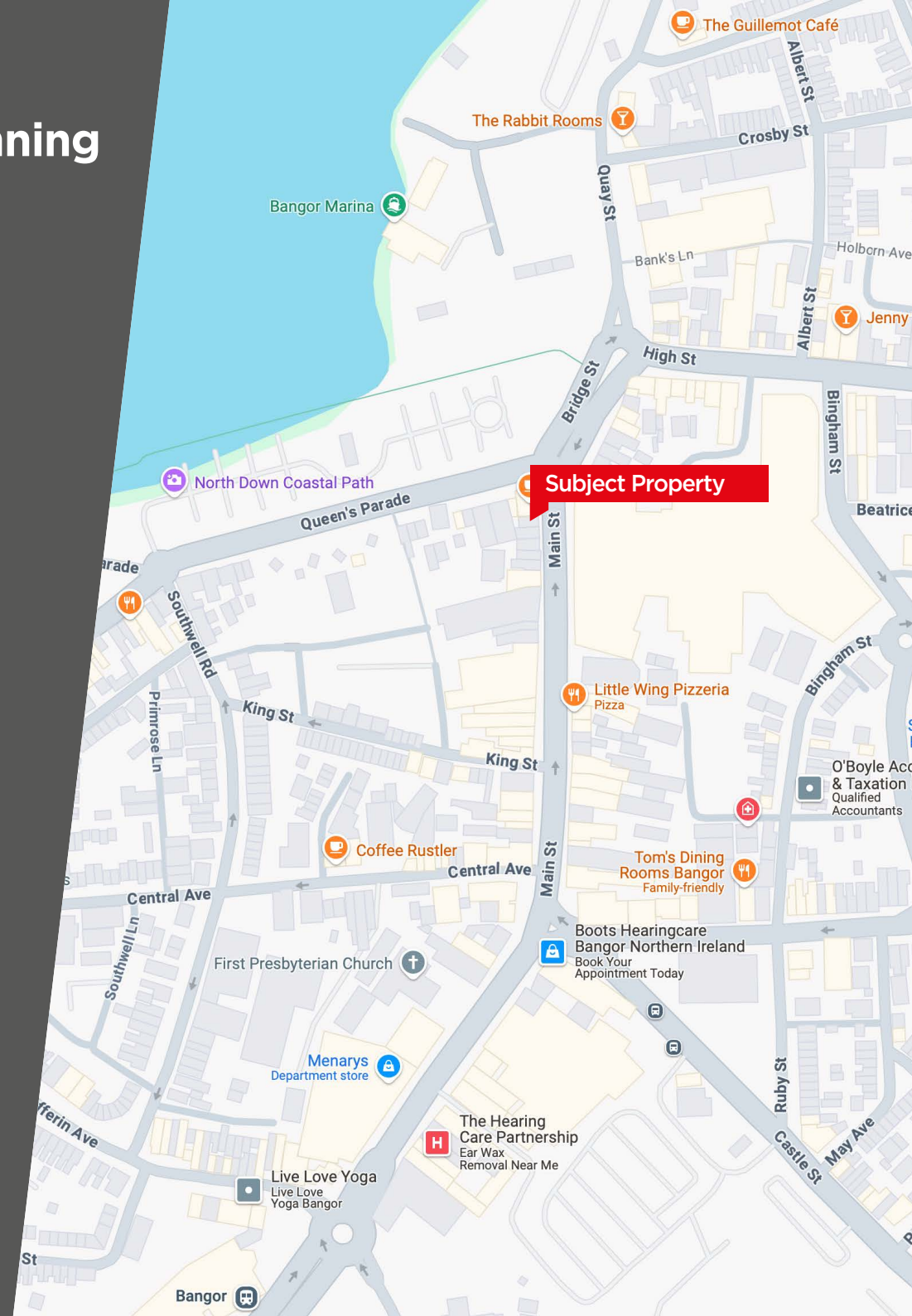
- Excellent retail unit occupying a prominent location along Main Street, Bangor Town Centre's prime retail area.
- Nearby occupiers include Caffé Nero, Halifax, Greggs, Card Factory and Subway.
- The premises is finished to a good standard extending to c. 3,651 Sq Ft.
- Suitable for a variety of commercial uses, subject to any statutory planning consents.

Location

The property is located in the centre of Bangor, a major provincial retailing centre, located approximately 12 miles east of Belfast.

Bangor is one of Northern Ireland's most popular tourist destinations with many visitors to the town, especially at weekends and throughout the summer months.

Nearby occupiers include Caffé Nero, Halifax, Greggs, Card Factory and Subway.



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Description

The property comprises a spacious retail unit with café planning consent, which extends to c. 3,651 sq ft and is finished to a good standard. The property comprises an open plan ground floor space with a kitchen area and w/c facilities. The second floor comprises a kitchen, prep area, dry store, and open storage space with the third floor comprising a reception room, two reception rooms, with a tanning room and w/c.

The property has a highly visible shop frontage with electric roller shutters at access points.

Accommodation

We calculate the approximate Net Internal Areas to be as follows:

Floor	Description	Sq. M	Sq. Ft
Ground Floor	Sales area	92.23	993
	Tea Room	52.20	562
	W/C		
First Floor	Seating Area 1	23.74	256
	Kitchen	24.99	269
	Prep Area	16.93	152
	Dry Store	15.46	166
	Hall Area	90.70	976
Second Floor	Reception	11.45	123
	Treatment Room 1	6.61	71
	Treatment Room 2	6.30	68
	Tanning Booth	1.39	15
	W/C		
Total Approximate Net Internal Area		342	3,651



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Lease

Length of lease by negotiation.

Rates

NAV: £20,400

Non-Domestic Rate in £ (24/25): 0.568667

Rates Payable: £11,600.81 per annum

Please note, this property should be eligible for a 20% reduction in rates payable due to Small Business Rates Relief. We recommend that you contact Land & Property Services to verify these figures (Tel: 0300 200 7801).

Rent

Inviting offers in the region of £30,000 per annum.

Repair

Tenant responsible for interior repairs and exterior repairs.

Insurance

The tenant will be responsible for repayment of the landlord's insurance premium.

Management Fee

Tenant to be responsible for the payment of agents' management fees, which are calculated at 5% plus VAT of the annual rent.

VAT

All figures quoted are exclusive of VAT, which may be payable.

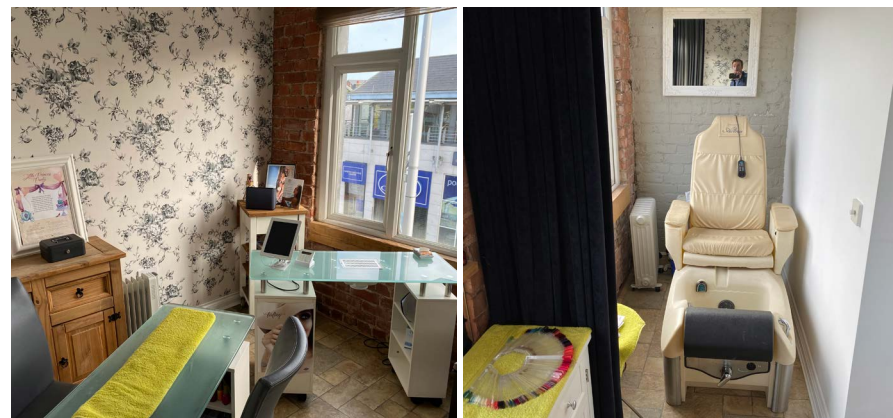
Viewing

Strictly by appointment with the sole letting agents:

Frazer Kidd

028 9023 3111

mail@frazerkidd.co.uk





For further information please contact:

Brian Kidd

07885 739063

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nmellon@frazerkidd.co.uk

Molly Willis

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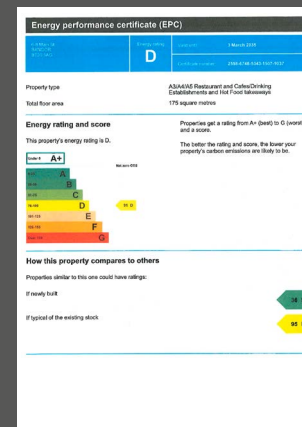
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Disclaimer

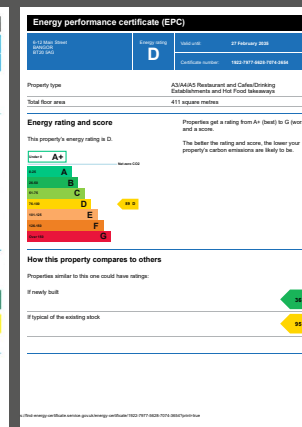
Frazer Kidd LLP for themselves and for the vendors of this property whose agents they are, give notice that (i) The particulars are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute part of an offer or contract; (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) No person in employment of Frazer Kidd LLP has any authority to make or give representations or warranty whatever in relation to this property.

As a business carrying out estate agency work when we enter into a relationship with a customer, we are required, if applicable, to verify the identity of both vendor and purchaser as outlined in the Money Laundering, Terrorist Financing and Transfer of Funds (information on the payer) Regulations 2017 – <http://www.legislation.gov.uk/uksi/2017/692/made>. In accordance with legislation, any information and documentation provided by you will be held for a period of five years from when you cease to have a contractual relationship with Frazer Kidd LLP. The information will be held in accordance with the General Data Protection Regulations (GDPR) and will not be passed on to any other party unless we are required to do so by law.

EPC



6-8 Main Street



10-12 Main Street