



11 MARKET STREET, BANGOR, BT20 4SP



Location

The subject premises are situated on Market Street, which is accessed via Main Street in Bangor Town Centre. Market Street acts as one of two entrances to the Asda Car Park. Nearby occupiers include Menarys, Action Cancer, Top Shop, DV8, Bob & Berts, the Zip Yard and a range of local independent retailers.

Description

The premises has been finished to a very good standard, ready for immediate occupation, and comprises of a good sized sales area, a private office/store, and kitchen and W/C facilities. Finishes include suspended ceiling, integrated fluorescent strip lighting, wooden laminate flooring and an electric roller shutter to the front.

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Accommodation

We calculate the approximate Net Internal Area to be as follows:-

11 Market Street

Sales Area:	29.02 sq m	(312 sq ft)
Office/Store:	6.58 sq m	(71 sq ft)
Kitchen:	3.88 sq m	(42 sq ft)
W/C		
Total:	39.48 sq m	(425 sq ft)

Lease

Length of Lease by negotiation.

Rent

11 Market Street: £7,500 per annum plus VAT

Service Charge

Tenant to be responsible for the payment of a Service Charge in connection with the upkeep, maintenance, repair and decoration of the building of which the subject premises forms part, to include a proportion of the building insurance and agents' management fees, which are calculated at 5% plus VAT of the annual rent.

Repairs

Tenant to be responsible for both interior and exterior repair.

Rates

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NAV: £8,850

Rate in £ (2019-2020): 0.5698

Rates Payable: £5,042 per annum approx

Both of these properties should be eligible for the Small Business Rates Relief Scheme, which would result in a 20% reduction in rates payable. We recommend, however, that you verify this directly with Land & Property Services (0300 200 7801).

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VAT

All figures quoted are exclusive of VAT, which is payable thereon.

Viewing

Strictly by appointment with the Letting Agents:

Frazer Kidd

T: 028 9023 3111

E: mail@frazerkidd.co.uk

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For further information please contact:

Stephen Reid
 M: 07775 924283
 E: stephenr@frazerkidd.co.uk

Telfair House,
 87/89 Victoria Street,
 Belfast, BT1 4PB
 T: 028 9023 3111
 F: 028 9024 4859
 E: mail@frazerkidd.co.uk
 W: www.frazerkidd.co.uk

EPC



11 Market Street



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