



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.

11 MARKET STREET, BANGOR, BT20 4SP

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

11 Market Street

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).

We recommend that you verify these figures with Land & Property Services.

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

11 MARKET STREET, BANGOR, BT20 4SP





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



13 Market Street

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.