



TO LET - REFURBISHED COMMERCIAL PREMISES

25 THORNLEIGH GARDENS, BANGOR BT20 4NW



25 THORNLEIGH GARDENS, BANGOR BT20 4NW



Summary

- Excellent commercial premises situated within an extremely popular residential area.
- Located just off the Donaghadee Road approximately c. 1 mile from Bangor Town centre.
 - Refurbished premises comprising of approx. 597 Sq Ft with on-street car parking.
- The property would be suitable for a range of uses subject to any required statutory consents.

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Location & Situation

Bangor is the fourth largest town in Northern Ireland, approximately 13 miles from Belfast City and 10 miles from Belfast City Airport. The town benefits from an excellent road network; the A2 connecting Bangor with Belfast and A21 connecting Bangor to Newtownards.

The subject property is situated just off the B21 Donaghadee Road fronting onto Thornleigh Gardens, an extremely popular residential area located approximately c. 1 mile from Bangor Town centre.

Adjacent occupiers include Clear Pharmacy, Winemark & the True Food Café.

Description

The property comprises an open plan ground floor commercial premises with a new aluminium framed shop frontage, fluorescent lighting, three phase power supply and a new concrete screed floor ready for a tenants fit-out.

On-street car parking is available located directly at the front of the property.

The property would be suitable for a variety of uses subject to any required statutory planning consents.

Accommodation

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

Ground	Sq M	Sq Ft
Shop Floor	41.85	450
Kitchen	13.68	147
Total NIA	55.53	597

Rent

Inviting offers in the region of £7,000 Per Annum.

Lease Term

Length of lease by negotiation.

VAT

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

Rates

NAV: £3,650

Rate in £ (2020-2021): 0.510730

Rates Payable: £1,864.16 Per annum

*This property should be eligible for a 25% reduction in rates payable due to the Small Business Rates Relief Scheme. We recommend that any interested parties verify this with Land & Property Services (Tel: 0300200 7801).

Service Charge

Tenant to be responsible for payment of a service charge in connection with the landlord's outgoings to include the building insurance premium, upkeep and maintenance of the building which the subject premises forms part of and agent's management fees. Agent's management fees are calculated at 5% plus VAT of the annual rent payable..

Viewing

Strictly by appointment with the Sole Letting Agents:

Frazer Kidd

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E: mail@frazerkidd.co.uk



For further information please contact:

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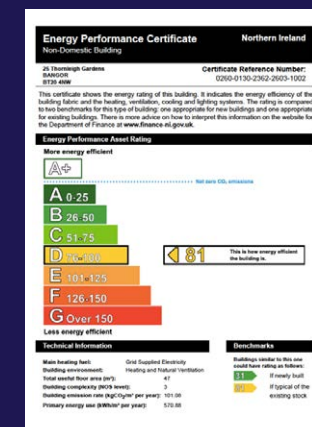
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EPC



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