



# To Let

Unit 1 South Circular Business Park,  
Bangor, BT19 7AG

Leisure/Retail Unit

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AVISON  
YOUNG

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## Location/Description

Bangor is one of Northern Ireland's largest provincial towns, located approximately 13 miles east of Belfast. It has a population of around 76,500 people and a total catchment population of 200,000 people within an estimated 20 minute drive time of Bangor Town Centre.

The subject property forms part of the South Circular Retail Park with adjoining occupiers including The Original Factory Shop, Air-Tastic Trampoline Park together with the adjacent Philip Peterson Suzuki dealership.

Nearby occupiers include Sainsbury's Food store, Homebase Superstore and Garden Centre at Balloo Link Retail Park along with Halfords, PC World, Home Bargains and Poundstretcher at Clandeboye Retail Park. The Bloomfield Shopping Centre and Retail Park is less than a mile away and is anchored by Tesco and Marks & Spencer's.

The subject property comprises an excellent leisure/retail unit arranged over ground and first floors. The ground floor provides an open plan space together with full male/female changing facilities including showers, W.C and a staff kitchen.

The first floor provides a large open plan space suitable for a range of uses including exercise space, dance, performance, health and well-being or office use (STP) and access via a DDA compliant passenger lift.



## Accommodation

The property provides the following approx. gross internal floor areas:-

Floor	Sq ft	Sq m
Ground Floor	2,634	245
First Floor	2,644	246
<b>Total</b>	<b>5,278</b>	<b>491</b>

## Lease Terms

<b>Term:</b>	Negotiable
<b>Rent:</b>	£25,000 per annum exclusive + VAT
<b>Repairs:</b>	Effective Full repairing terms
<b>Insurance:</b>	Tenant to reimburse landlord in respect of buildings insurance.
<b>Service charge:</b>	5% of annual rent + VAT

## NAV

We are advised by Land and Property Services that the NAV for the property is as follows:

<b>Rateable value:</b>	£13,200
<b>Rate Pounding (2020/21):</b>	£0.51073
<b>Rates Payable:</b>	*£5393.30

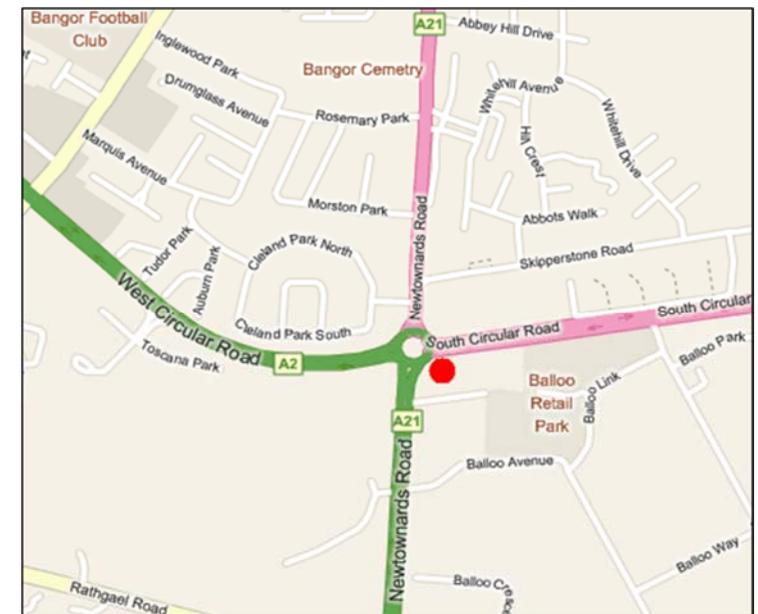
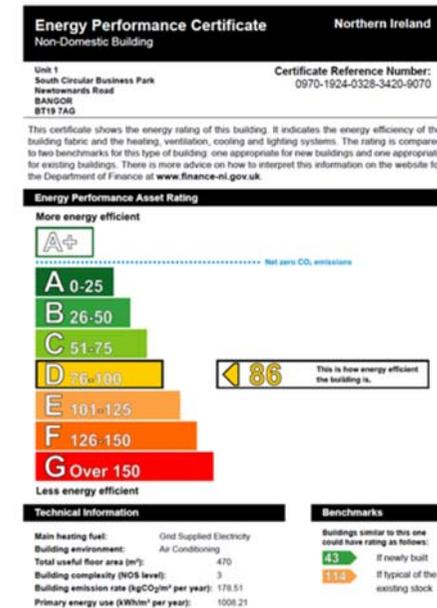
\*Based upon the property qualifying for a 20% discount via Small Business Rates Relief for year of 20/21.

All interested parties should make their own enquiries via Land and Property Services.

## VAT

All prices, rentals and outgoings are exclusive of VAT, which may be chargeable at the prevailing rate.

## EPC





If you would like to know  
more please get in touch.

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