



**Instinctive
Excellence
in Property.**

For Sale/To Let

**Prominent Retail Unit
10,246 sq ft (951.98 sq m)**

29/33 Main Street
Bangor
BT20 5AF

RETAIL



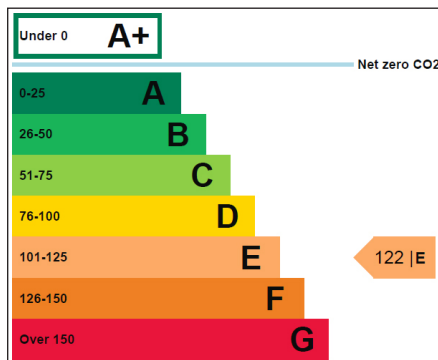
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Prominent Retail

29/33 Main Street
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BT20 5AF

RETAIL

EPC



Second Floor

Location

Bangor is a popular seaside town located on the southern shore of Belfast Lough, approximately 12 miles east of Belfast and 4 miles north of Newtownards. The town benefits from excellent transportation links with the A2/Sydenham Bypass providing direct access to the motorway network and Belfast City Airport some 10 miles to the east. Bangor continues to develop as a popular residential location given its close proximity and ease of access to Belfast city centre and as a result the population of the town has increased rapidly in recent years.

The property is situated in a prominent location on Main Street, regarded as the prime retail pitch within the town's retail core and benefits from close proximity to the main public car parks and rail and bus transport hub. Nearby occupiers include Savers, Caffè Nero and Greggs.

Description

The property comprises a 3 storey retail unit with accessed directly off Main Street with access to a rear service yard, shared with the Flagship Centre, accessed via a Right of Way from Bingham Lane. Externally, the front façade is clad with decorative stone and tiles, with the ground floor providing a full glazed frontage with attractive 2 storey central display window.

Internally the property provides a large open plan ground floor sales area with a central stair and escalator access to the first floor and finished to a good standard to include part timber and part tile floor coverings and a suspended ceiling with fluorescent tube lighting. The first floor also benefits from natural light by way of a large skylight.

The property also benefits from an 8 person lift and a level dock access point from the rear yard.

Accommodation

We calculate the approximate Net Internal Area of the unit, in accordance with the current RICS Code of Measuring Practice, to be:

Description	Sq M	Sq Ft
Ground Floor Sales	462.55	4,979
First Floor Sales	335.42	3,610
First Floor Ancillary Accommodation	80.28	864
Second Floor Ancillary Accommodation	73.73	793
Total Net Internal Area	951.98	10,246

Rates

We have been advised by the Land and Property Services of the following rating information:

29-33 Main Street, Bangor: Net Annual Value £66,400.

The current non-domestic rate in the pound for 2020/2021 is £0.51037.

The property is currently benefitting from a rates holiday for the current rating year. Interested parties are advised to carry out their own assessment.

VAT

All prices, rentals and outgoings are quoted exclusive of VAT.

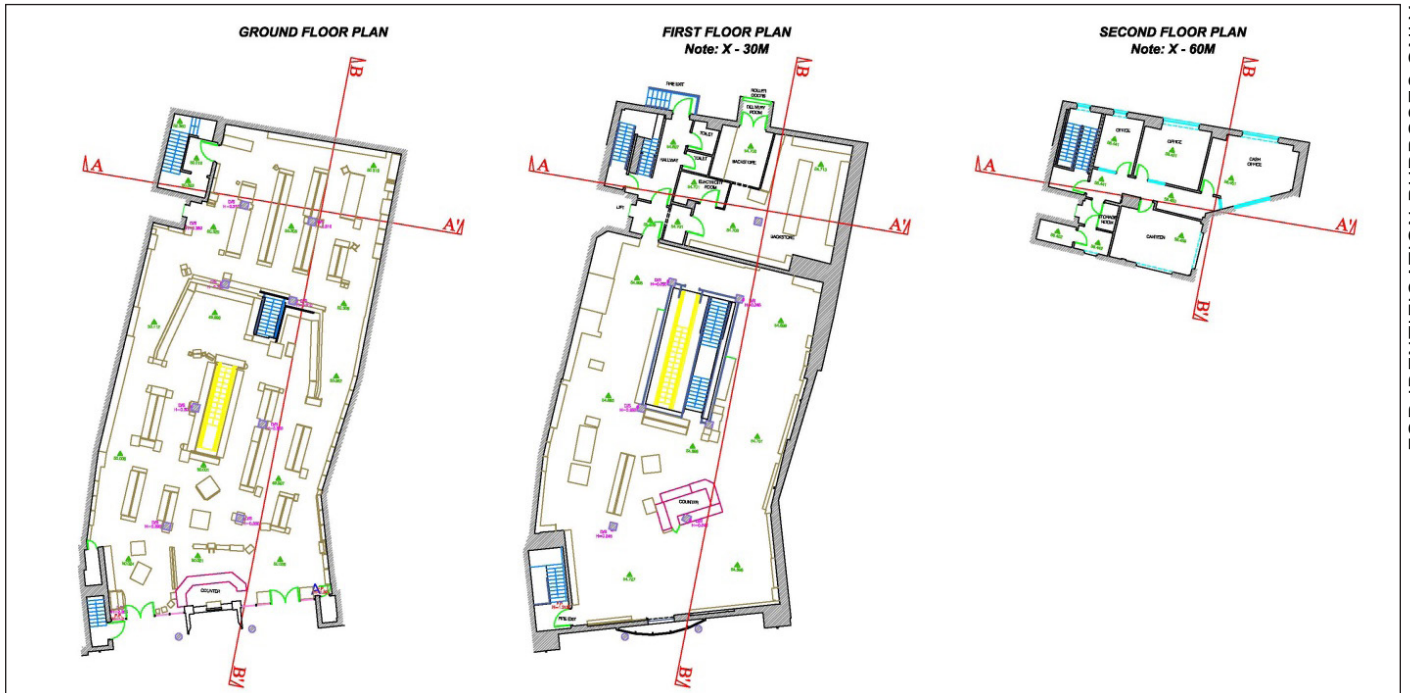
Proposal

We have been instructed to seek offers in the region of £395,000 exclusive.

Alternatively, our client would consider an offer to lease the property.

Proposed Lease Terms

Term: 10 years
Rent Review: At the anniversary of the 5th year
Rental: £50,000 per annum exclusive



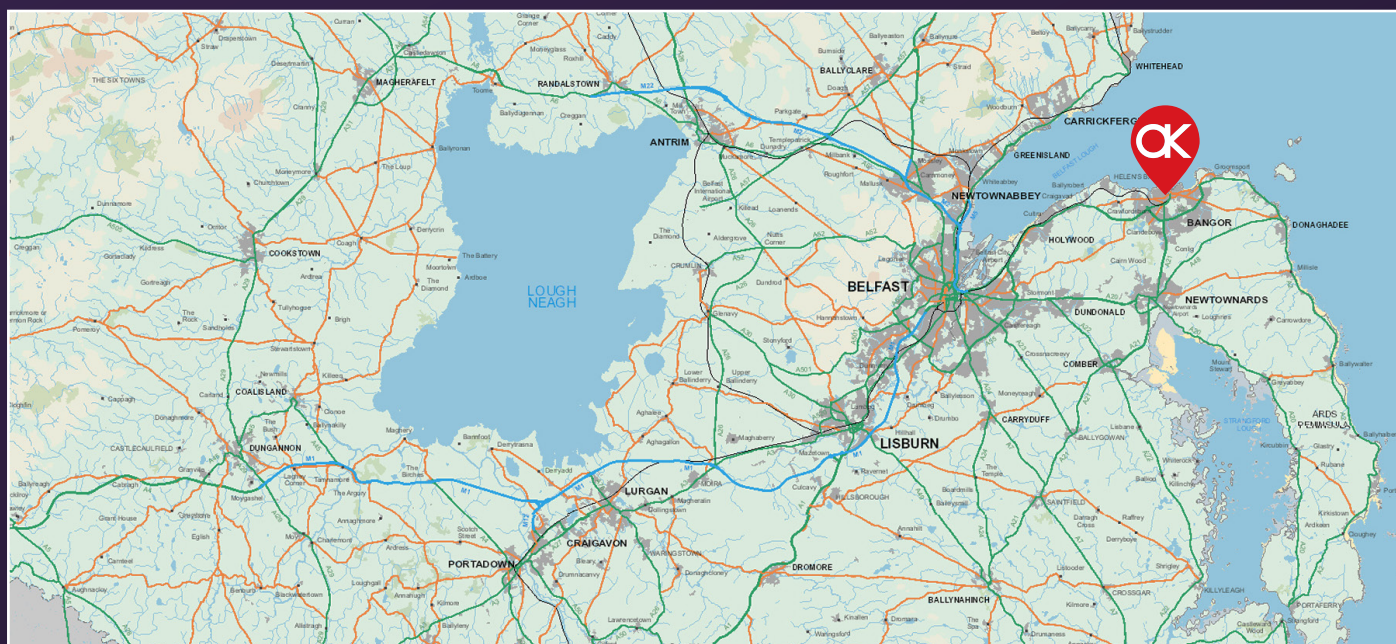
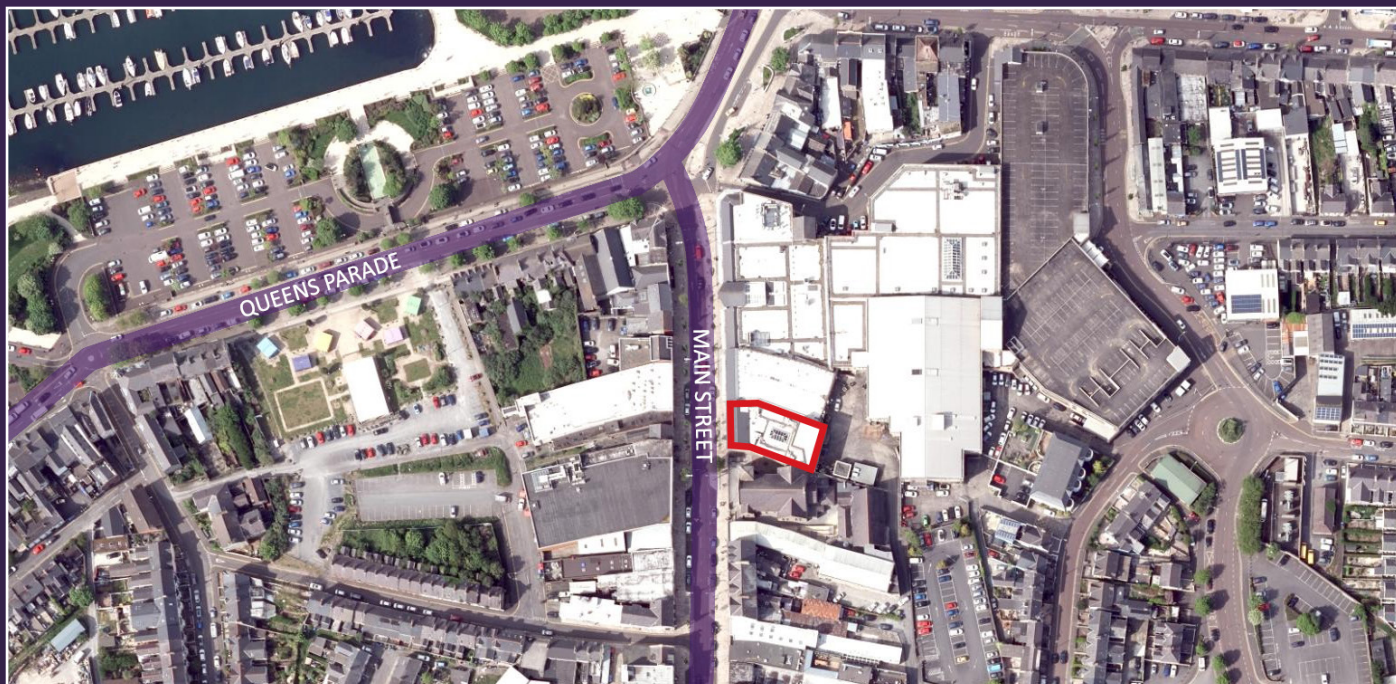
Floor Plans



Ground Floor



Rear Yard



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CUSTOMER DUE DILIGENCE

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MISREPRESENTATION ACT 1967

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