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TO LET

2-4 Market Street, Bangor, BT20 4SP

Prominent Retail Unit with a c. 42 ft Frontage Extending to c. 689 sq ft

LOCATION

Bangor is strategically located c. 15 miles east of Belfast City Centre and is one of Northern Ireland's most affluent and densely populated areas with a population at last Census of c. 60,000 persons - North Down has a population in excess of 76,000 with a catchment of c. 400,000 persons.

Bangor Marina is one of the largest in Ireland (holding 'Blue Flag' status) and is a major attraction bringing tourists to the city.

Neighbouring occupiers include Telford Opticians, Pinkertons Estate Agency, Action Cancer, Oasis Travel, Menarys and ASDA.

KEY FEATURES

- Prime location on Market Steet
- Close to excellent parking facilities
- Short walk from Bangor train and bus terminals
- Large double frontage extending to c. 42 ft
- Spacious retail premises with flexible layout potential
- Includes WC & kitchen facilities
- The property is not subject to VAT

DESCRIPTION

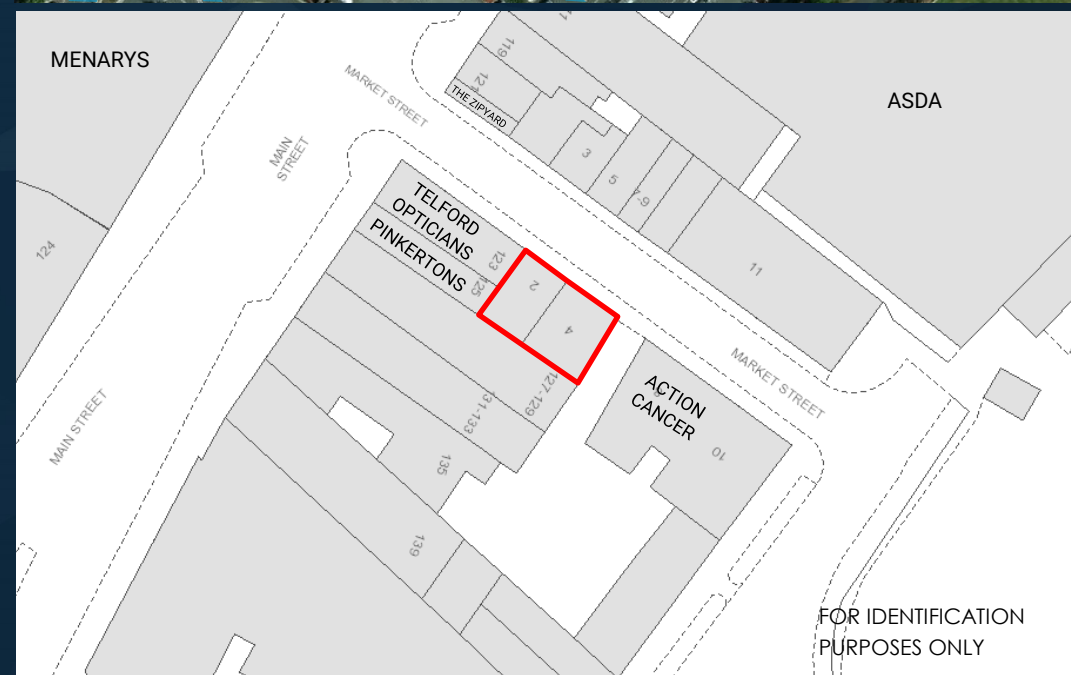
The subject occupies a prime position on Market Street, in close proximity to the Asda car park which offers up to 3 hours free parking.

The unit is in 'move-in condition' and is well fitted to include wooden effect laminate floor, suspended ceiling with recessed lighting and electric roller shutters. It provides a spacious retailing area with large store / kitchenette and WC facilities.

The property would be suitable for a range of business types subject to any necessary planning consents.

ACCOMMODATION

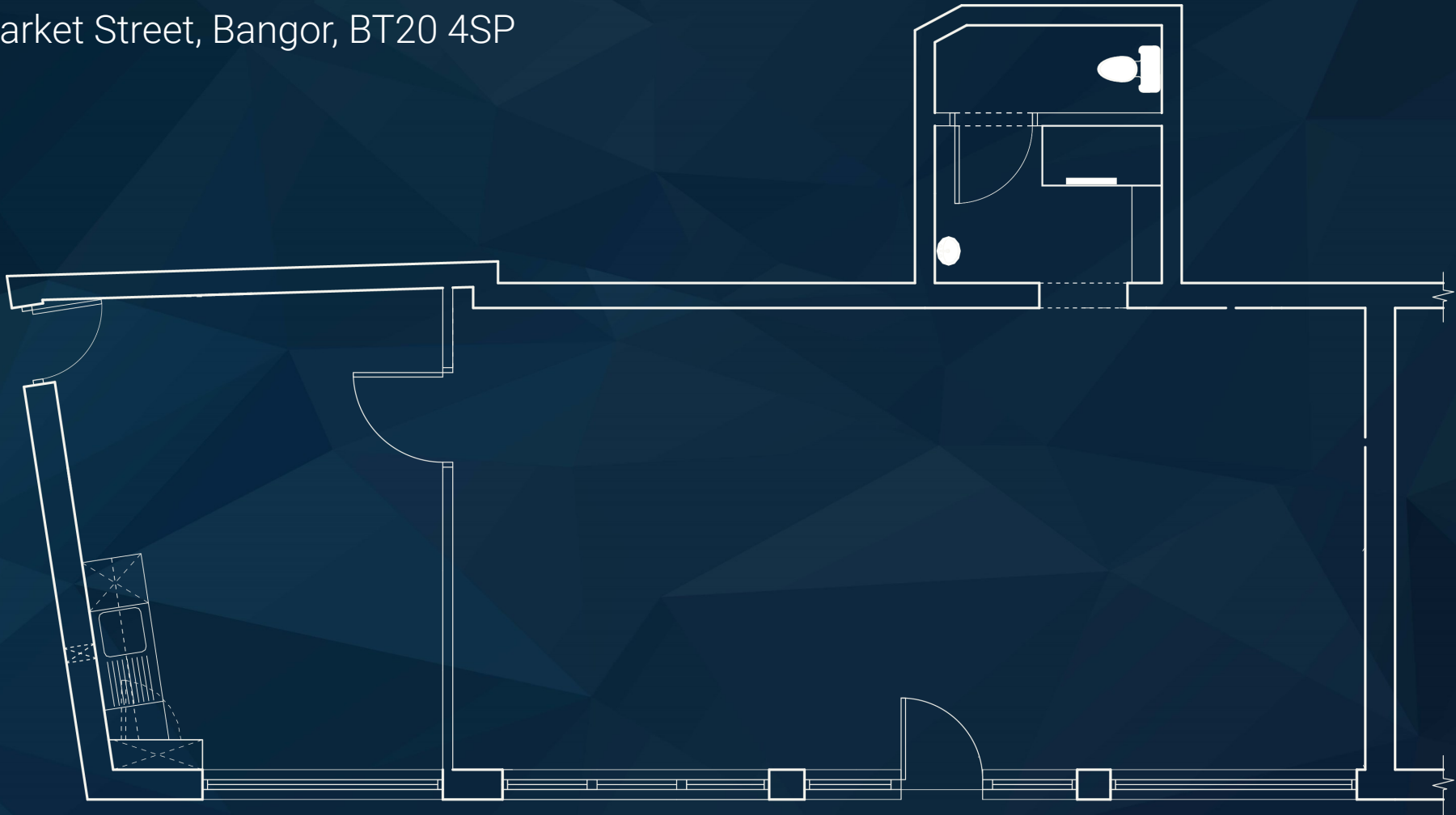
DESCRIPTION	AREA (SQ M)	AREA (SQ FT)
Retail Area (c. 42 ft frontage)	c. 64 sq m	689 sq ft
WC		
TOTAL ACCOMMODATION	c. 64 sq m	689 sq ft



GROUND FLOOR LAYOUT

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Customer Due Diligence:

As a business carrying out estate agency work we are required to verify the identity of both the vendor and the purchaser as outlined in the following: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <http://www.legislation.gov.uk/uksi/2017/692/made>. Any information and documentation provided by you will be held for a period of 5 years from when you cease to have a contractual relationship with OKT. The information will be held in accordance with General Data Protection Regulation (GDPR) on our client file and will not be passed on to any other party, unless we are required to do so by law and regulation.

REF: 9960

LEASE DETAILS

RENT:	£12,750 per annum.
TERM / RENT REVIEW:	Negotiable, subject to periodic upwards only rent reviews.
REPAIRS / INSURANCE:	Full repairing and insuring lease by way of service charge liability.
SERVICE CHARGE:	Payable in respect of the landlord expenses in maintenance and repairs to exterior and common areas.
VAT:	No VAT payable.

In accordance with the current Anti-Money Laundering (AML) Regulations, the proposed purchaser / tenant will be required to satisfy the Vendor / Lessor and their agents regarding the source of the funds used to complete the transaction.

NAV (RATES PAYABLE)

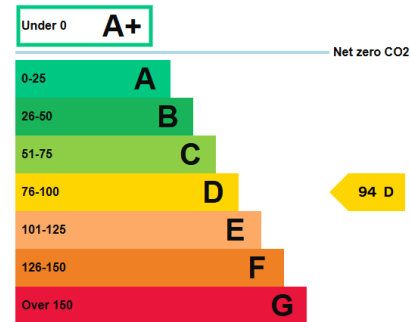
NAV: £8,950.00

Estimated rates payable: £5,089.54

NOTE: The property is eligible for small business rate relief which would reduce the rates by a further 20%

All prospective purchasers/tenants should make their own enquiries to confirm the NAV / rates payable.

This property's energy rating is D.



FURTHER INFORMATION

For further information / viewing arrangements please contact:

O'CONNOR KENNEDY TURTLE

Belfast Office: 22 Adelaide Street, Belfast BT2 8GD 028 9024 8181 | Northern Office: 20-22 Stable Lane, Coleraine BT52 1DQ 028 7034 4244 okt.co.uk

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OKT for themselves and for the Vendors or Lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute, nor constitute part of, an offer at 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 their accuracy is not guaranteed and any intending purchaser or tenant 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 the employment of O'Connor Kennedy Turtle has any authority to make or give any representation or warranty in relation to this property. (iv) OKT have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.