

Lisney

TO LET:

Prime retail opportunity c. 1,035 sq. ft.

66 MAIN STREET, BANGOR,
COUNTY DOWN, BT20 5AG



OFFICE SPACE

01

CONTACT

Lloyd Hannigan
028 9050 1501
lhannigan@lisney-belfast.com

BRIEF

- Prime retail pitch
- Prominent Return frontage
- Adjacent to a comprehensive town centre regeneration project
- Immediate availability



WWW.LISNEY.COM

LOCATION

Bangor is a popular seaside town located approximately 13 miles East of Belfast. The subject property occupies a prominent and highly visible location fronting Main Street, Bangor's primary retail pitch. Multiple retailers are well represented on the street including tenants such as Dorothy Perkins, Boots and Menarys.

The property is located in close proximity to a major seafront regeneration scheme planned for the town centre.

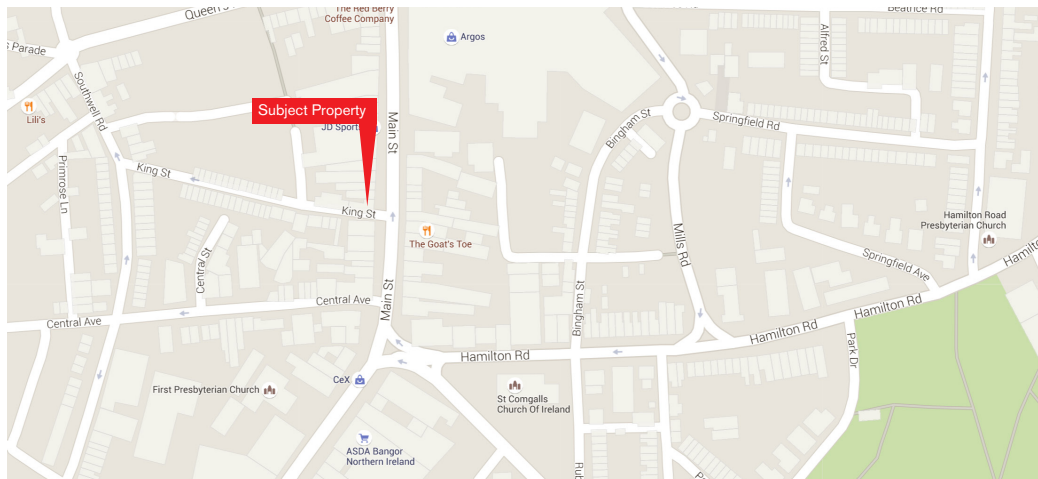
The proposed mixed use development includes a mix of residential and retail uses along with theatre and performance space and will incorporate a number of properties neighbouring the subject.

Planning permission has been granted for the development which will undoubtedly improve the lower end of Main Street and Queen's Parade.

DESCRIPTION

The subject property comprises the ground floor of a prominent three storey end terrace. The property is regular in shape with a glazed return frontage and would be suitable for a range of retail uses, subject to the necessary statutory consents.

The property has a regular shaped configuration and has been furnished to shell specification, ready for tenant fit out.



The Directors of Lisney 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 intended purchasers or lessors, and do not constitute part of, an offer or contract; (ii) all descriptions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and 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 the employment of the Directors of Lisney has any authority to make or give any representation or warranty whatever in relation to the property.

66 MAIN STREET, BANGOR, COUNTY DOWN, BANGOR, BT20 5AG

RATES

We understand that the property has been assessed for rating purposes as follows:-

NAV: £22,000

Rates Payable 15/16: £11,635.58

INSURANCE

The tenant will be responsible for reimbursing the landlord with a proportionate amount of the insurance premium for the property.

EPC Rating of C67

Energy Performance Certificate Northern Ireland
Non-Domestic Building
66, Main Street
BANGOR
BT20 5AG
Certificate Reference Number:
0795-2665-4630-4900-2503

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Department's website www.epb.dfpni.gov.uk.

Energy Performance Asset Rating

More energy efficient

A+

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

67 This is how energy efficient the building is.

SERVICE CHARGE

A service charge will be levied to cover an appropriate proportion of the cost of external repairs and maintenance and upkeep of common areas.

Current service charge estimate: £TBC.

FLOOR AREA

Ground Floor Sales, Stores and Staff:

1,035 sq ft | 96.15 sq m

TERMS

Rent: £25,000 per annum excl.

Term: subject to negotiation.

The space will be offered on effectively Full Repairing and Insuring terms via recovery of a service charge.

VAT

All prices, outgoings and rentals are exclusive of, but may be liable to, VAT

CONTACT

Lloyd Hannigan

028 9050 1501

lhannigan@lisney-belfast.com

WWW.LISNEY.COM