



TO LET

66 Main Street, Bangor, County Down, BT20 5AG

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

Lisney

Features

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

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 finished to shell specification, ready for tenant fit out.

Accommodation

FLOOR LEVEL	AREA (SQ FT)	AREA (SQ M)
Ground Floor	1,035	96.15
TOTAL	1,035	96.15

Insurance

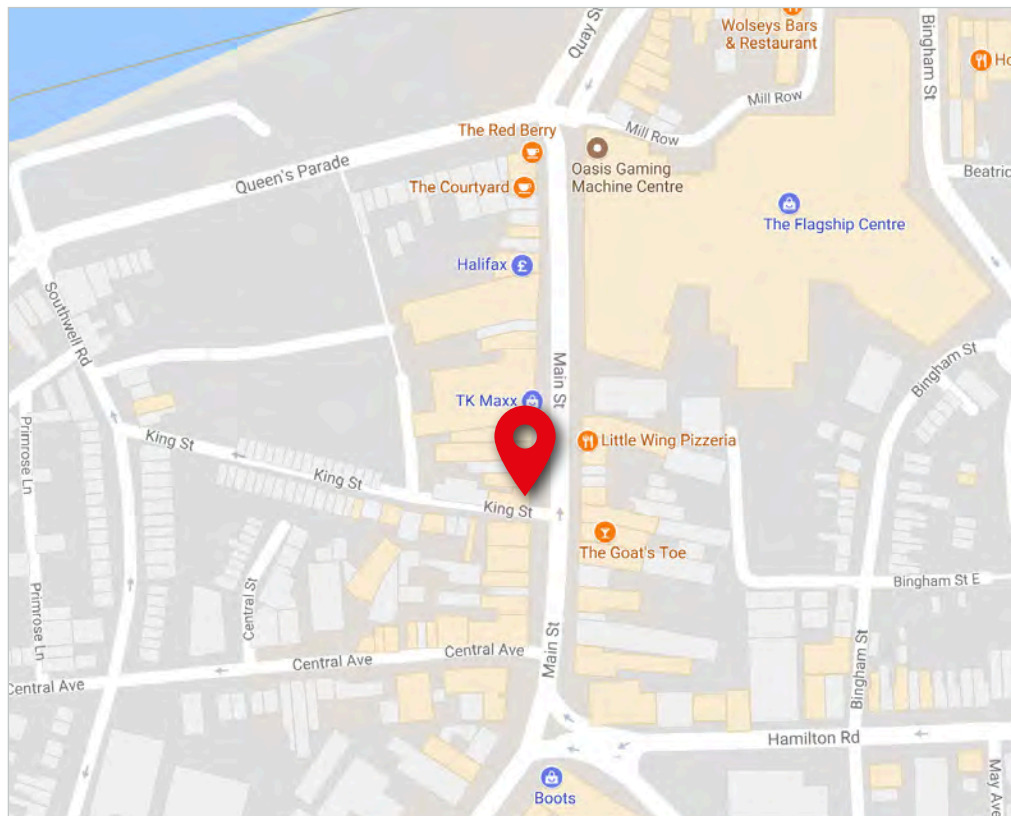
The tenant will be responsible for reimbursing the landlord with a proportionate amount of the insurance premium for the property.

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.

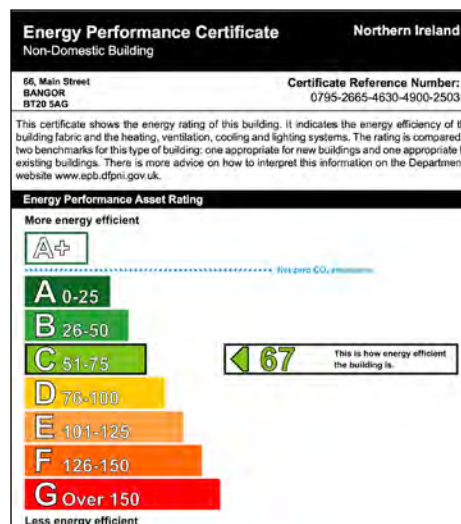




EPC Rating

The property has an energy rating of C67.

A full certificate can be made available upon request.



Terms

Rent: £20,000 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.

Rates

NAV: £22,000

Rate in the £ 17/18: 0.546047

Rates Payable: £12,013

VAT

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

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/uk/si/2017/692/made>

Any information and documentation provided by you will be held for a period of five years from when you cease to have a contractual relationship with Lisney. 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.

Contact

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