



To Let 1st & 2nd Floor Floor Premises

6-8 Main Street, Bangor, BT20 5AG


**FRAZER
KIDD**

To Let 1st & 2nd Floor Premises

6-8 Main Street, Bangor, BT20 5AG

Summary

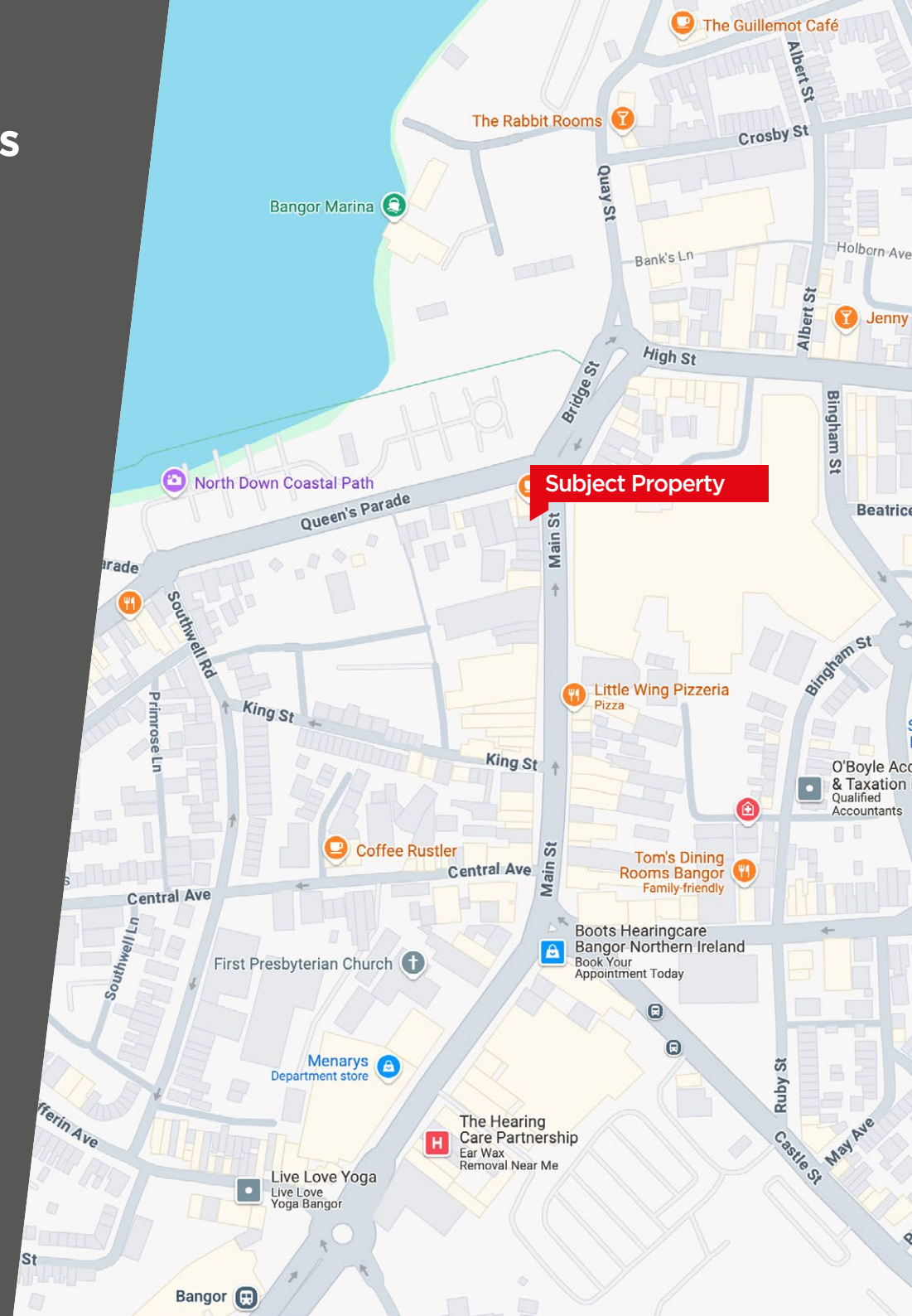
- 1st & 2nd Floor premises occupying a prominent location along Main Street, Bangor Town Centre's prime retail area.
- Nearby occupiers include Caffé Nero, Greggs, Card Factory and Subway.
- The premises extends to c. 533 Sq Ft.
- Suitable for a variety of commercial uses, subject to any required planning consents.

Location

The property is located in the centre of Bangor, a major provincial retailing centre, located approximately 12 miles east of Belfast. Bangor is one of Northern Ireland's most popular tourist destinations with many visitors to the town, especially at weekends and throughout the summer months. Nearby occupiers include Caffé Nero, Greggs, Card Factory and Subway.

Description

The property comprises a spacious unit which extends to c. 533 sq ft. The property comprises a first floor kitchen, prep, reception and seating area, second floor treatment rooms and w/c facilities. The property has an electric roller shutter.



To Let 1st & 2nd Floor Floor Premises

6-8 Main Street, Bangor, BT20 5AG

Accommodation

We calculate the approximate Net Internal Areas to be as follows:

| Floor | Description | Sq. M | Sq. Ft |
|--|------------------|--------------|------------|
| 1st Floor | Seating Area | 23.74 | 256 |
| 2nd Floor | Reception | 11.45 | 123 |
| | Treatment Room 1 | 6.61 | 71 |
| | Treatment Room 2 | 6.30 | 68 |
| | Tanning Booth | 1.39 | 15 |
| | W/C | | |
| Total Approximate Net Internal Area | | 49.49 | 533 |

Lease

Length of lease by negotiation.

Rates

To be assessed

Please note, this property should be eligible for a 20% reduction in rates payable due to Small Business Rates Relief. We recommend that you contact Land & Property Services to verify these figures (Tel: 0300 200 7801).

Rent

Inviting offers in the region of £5,200 per annum.

Repair

Tenant responsible for interior repairs.

Service Charge

Tenant responsible for payment of a service charge in respect of maintenance and upkeep of exterior and any common areas.

Insurance

The tenant will be responsible for repayment of the landlord's insurance premium.

Management Fee

Tenant to be responsible for the payment of agent's management fees, which are calculated at 5% plus VAT of the annual rent.

VAT

All figures quoted are exclusive of VAT, which may be payable.

Viewing

Strictly by appointment with the sole letting agents:

Frazer Kidd

028 9023 3111

mail@frazerkidd.co.uk





For further information please contact:

Brian Kidd
07885 739063
bkidd@frazerkidd.co.uk

Beth Brady
07775 924283
bbrady@frazerkidd.co.uk

Telfair House, 87/89 Victoria Street, Belfast, BT1 4PB
028 9023 3111
mail@frazerkidd.co.uk
frazerkidd.co.uk

Disclaimer

Frazer Kidd Property Limited for themselves and for the vendors of this property whose agents they are, give notice that (i) The particulars are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute part of an offer or 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 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 employment of Frazer Kidd Property Limited has any authority to make or give representations or warranty whatever in relation to this property.

As a business carrying out estate agency work when we enter into a relationship with a customer, we are required, if applicable, to verify the identity of both vendor and purchaser as outlined in the Money Laundering, Terrorist Financing and Transfer of Funds (information on the payer) Regulations 2017 – <http://www.legislation.gov.uk/uksi/2017/692/made>. In accordance with legislation, 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 Frazer Kidd Property Limited. The information will be held in accordance with the General Data Protection Regulations (GDPR) and will not be passed on to any other party unless we are required to do so by law.

EPC

Energy performance certificate (EPC)

| | | |
|--|--|---------------------------|
| Address: 107/108A | Rating: D | Valid until: 2 March 2025 |
| Property type: Restaurant and Cafe/Cooking Establishment and Hot Food Takeaway | Certificate number: 2818-2818-100-1001 | |
| Total floor area: 172 square metres | | |

Energy rating and score

The property's energy rating is **D**.

Properties get a rating from **A+** (best) to **G** (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

How this property compares to others

Properties similar to this one could have ratings:

- If newly built: **A+** (green arrow pointing right)
- If typical of the existing stock: **D** (yellow arrow pointing right)