



First Floor
Restaurant Unit / Take Away

6 Market Street,
Bangor
BT20 4SP

TO LET

PROPERTY SUMMARY

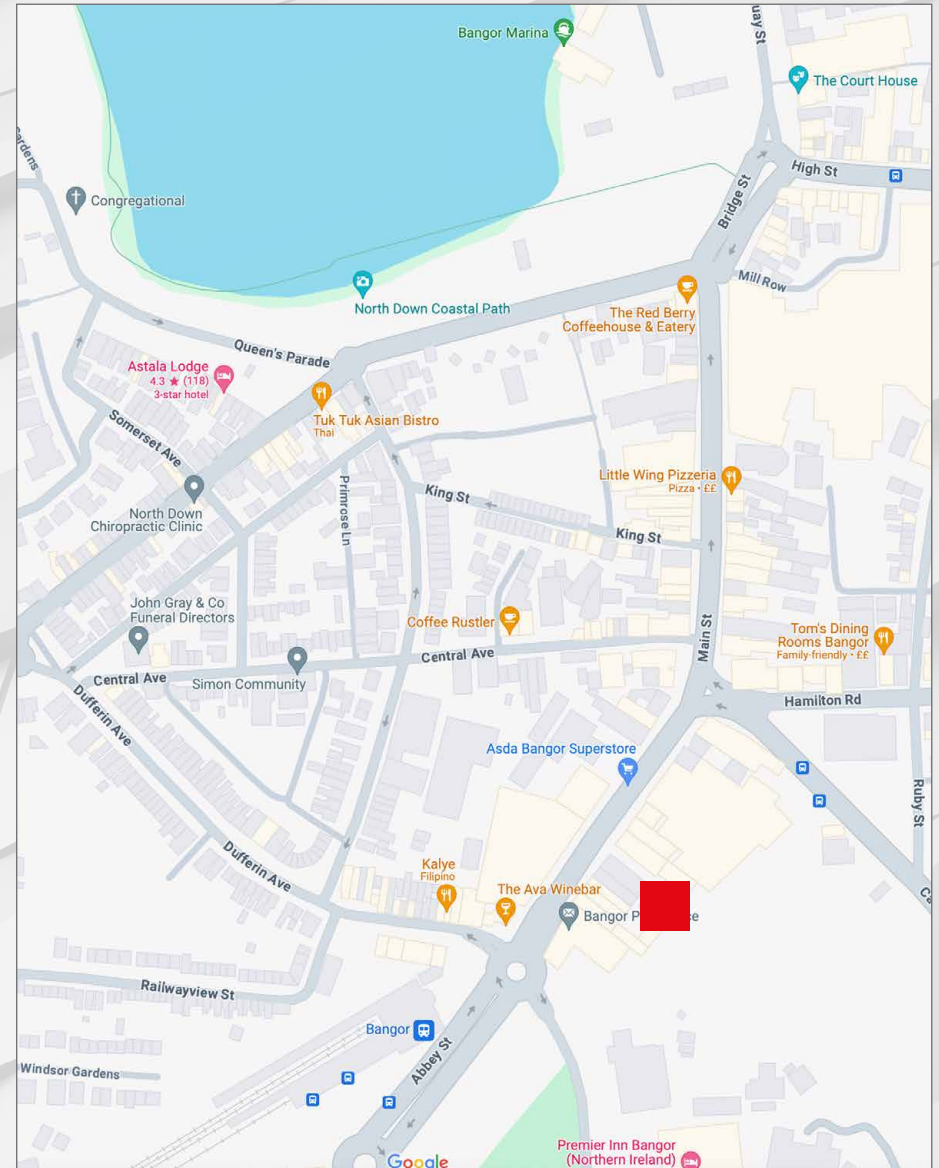
- **Central Location**
- **1st Floor Restaurant unit, c. 2,530 sq. ft.**
- **Nearby occupiers Post Office, DV8, Menary's & Asda.**

LOCATION

Located 13 miles east of Belfast, Bangor is one of the most densely populated cities in Northern Ireland. There are about 60,000 residents in the city, while its catchment area is home to about 150,000 people.

Positioned in close proximity to the Bangor train/bus station, the subject property commands a prominent position overlooking Market Street, which is located directly off Main Street.

Subject property is immediately adjacent to the Asda Superstore within excess of 300 car parking spaces on site.



DESCRIPTION

The unit is located at first floor, entry is via the ground floor lobby on Market Street, which leads to the first-floor reception area with carpeted flooring, painted walls, and plastered ceilings. From this area, you can access the previous sitting area, which has wood flooring, painted walls, and plenty of natural light, there is a kitchen and WC area in this unit.

ACCOMMODATION

Floor	Sq Ft	Sq M
1st Floor Restaurant	2,530	235

LEASE DETAILS

Term:	Agreed by negotiation.
Rent:	£ 12,000 per annum.
Repairs:	Effectively full repairing basis by way of a service charge
Service Charge:	Levied to cover external repairs, maintenance.
Insurance:	Tenant to pay a proportion of the building's insurance premium.

RATEABLE VALUE

We are advised by Land & Property Services that this office NAV is rated at £6,600.00 and the rates are estimated at £3,753.20 for 2024 - 2025.

EPC

69 C - A copy of the EPC Certificate can be made available upon request.

VAT

All prices, rentals and outgoings are quoted exclusive of VAT which may be chargeable.



VIEWING AND FURTHER INFORMATION

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