



Ground / First Floor -
Retail Unit

4-6 Dufferin Court,
Dufferin Avenue,
Bangor BT20 3BX

TO LET

PROPERTY SUMMARY

- **Central Location**
- **Ground & First Floor 1,900 Sq. Ft**
- **Nearby occupiers Post Office, DV8, Menary's & Asda.**

LOCATION

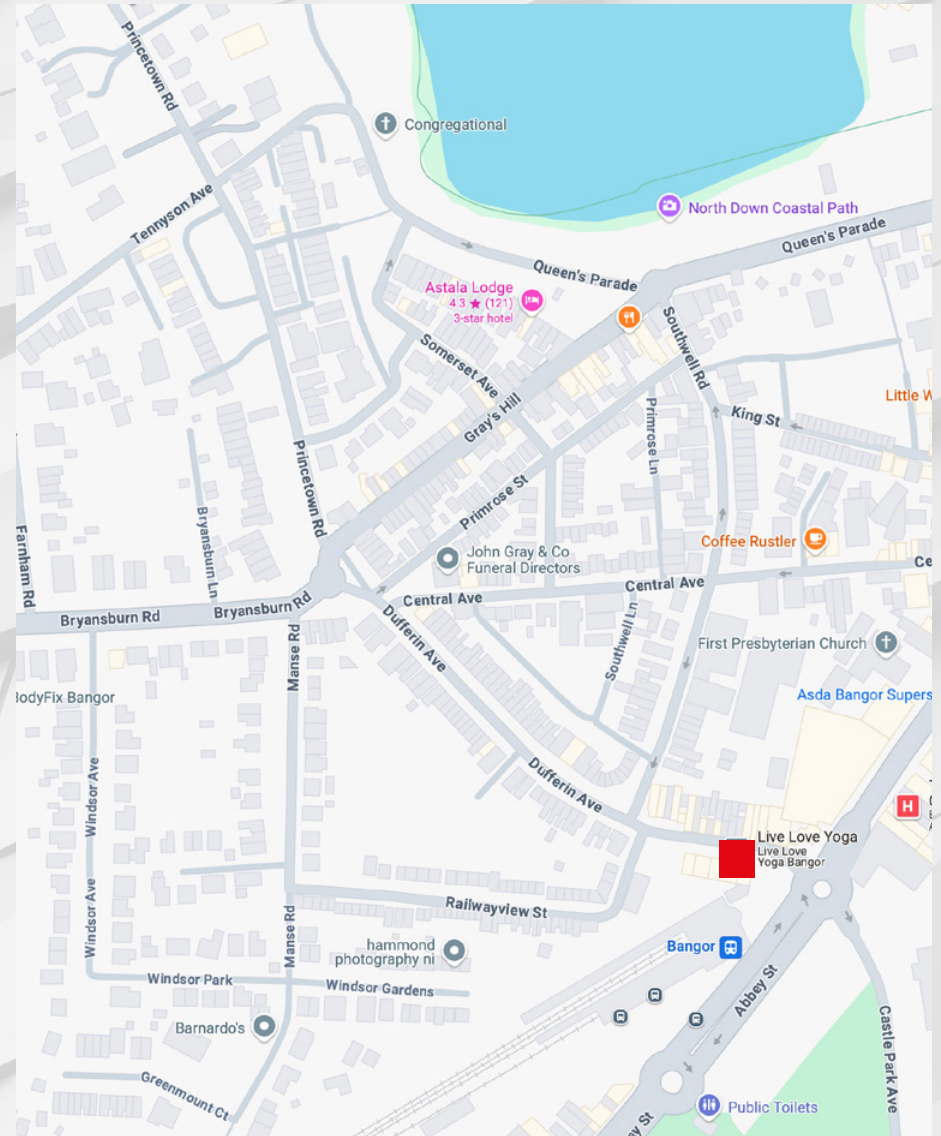
Located 13 miles east of Belfast, Bangor is one of the most densely populated cities in Northern Ireland. There are about 60,000 residents in the city, while its catchment area is home to about 150,000 people.

Positioned in close proximity to the Bangor Train/Bus Station, the subject property commands a prominent position overlooking Dufferin Avenue, which is located directly off Main Street.

Subject property is immediately in close proximity to Post Office, DV8, Menary's, Asda and Dufferin Square Park and Ride within excess of 300 car parking spaces on site.

DESCRIPTION

The subject property comprises of two units, both units front Dufferin Avenue, entry is made via the ground floor. The units are currently combined but can be split. The unit will be handed over with the benefit of previous tenants fit out.



ACCOMMODATION

Description	Floor	Sq Ft	Sq M
Unit 4	Ground Floor	c. 750	69.7
	First Floor	c. 400	37.2
Unit 6	Ground Floor	c. 750	69.7

LEASE DETAILS

Term: Agreed by negotiation.
Rent unit 4 & 6: £ 15,000 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.

Unit 4 - NAV £6,300.00 - Rates £3,582.60

Unit 6 - NAV £6,150.00- Rates £3,497.30

VAT

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

EPC

TBC



VIEWING AND FURTHER INFORMATION

Contact: Connor James
Tel: 028 9089 4061
Email: connor.james@tdkproperty.com

Contact: Dovydas Naslenas
Tel: 028 9024 7111
Email: dovydas.naslenas@tdkproperty.com



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