



Instinctive  
Excellence  
in Property.

# To Let

**Prime Retail Unit  
(Sub-division Considered)  
c. 16,388 sq ft (1,522 sq m)**

22-30 Main Street  
Bangor  
BT20 5AR

RETAIL

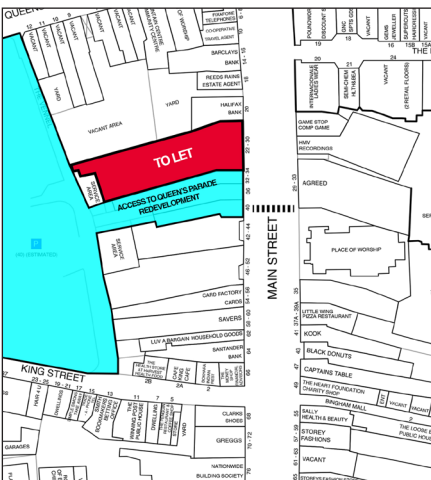
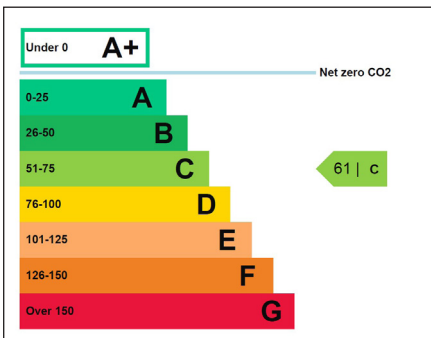


**RETAIL**

**Location Map**



**EPC**



**Location**

Bangor has now been awarded city status and is located in North Down with a population of 76,500 and catchment population of some 200,000 within an estimated 20 minute drive time. Bangor is easily accessible from Belfast by both train and road via the A2 dual carriageway. The unit is located prominently on Main Street, the major retail thoroughfare, and is in close proximity to occupiers include Savers, Caffè Nero, Halifax and Greggs.

**Description**

The unit is fitted out to include sales area, stock room, staff facilities and rear service access.

**Accommodation**

The property has been measured in accordance with the RICS Code of Measuring Practice, Sixth Edition. All areas being approximate:

Description	Sq Ft	Sq M
Ground Floor	8,544	793.74
First Floor Ancillary	7,844	728.71
<b>Total</b>	<b>16,388</b>	<b>1,522.45</b>

**Lease Details**

- Term:** By negotiation
- Rent:** £100,000 per annum exclusive
- Repairs and Insurance:** Full repairing and insurance basis
- Timing:** Immediately available

**Rates**

We have been advised by the Land and Property Services of the following rating information:

- Net Annual Value:** £64,700
- Rate in the £ for 2022/2023:** £0.5223

**VAT**

All prices, rentals and outgoings are quoted exclusive of VAT.

**Viewing**

By appointment through the sole agent.

GAVIN CLARKE: 📞 028 9027 0031 📠 079 6817 9888 ✉ gavin.clarke@osborneking.com

**Osborne King, 3rd Floor, Imperial House, 4-10 Donegall Square East, Belfast, BT1 5HD**

📞 028 9027 0000 ✉ property@osborneking.com 🌐 www.osborneking.com 📺 📷 📱

**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 Osborne King. 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.

**MISREPRESENTATION ACT 1967**

The premises are offered subject to contract, availability and confirmation of details. The particulars do not form part of any contract and whilst believed to be correct, no responsibility can be accepted for any errors. None of the statements contained in the particulars are to be relied upon as statements of fact any attending purchasers or lessees must satisfy themselves by inspection or otherwise as to the correctness of those statements. The vendors or lessors do not make or give Osborne King and Megran Limited or any person in its employment, any authority to make or give any representation or warranty whatsoever in relation to this property. Unless otherwise stated, all prices and rentals quoted are exclusive of any Value Added Tax to which they may be subject. These particulars are issued on the understanding that all negotiations are conducted through this company. Osborne King & Megran Limited. Registered in Northern Ireland No. 27969. Registered Office: 3rd Floor, Imperial House, 4-10 Donegall Square East, Belfast, BT1 5HD. Any maps / Plans based on the Ordnance Survey Map with the sanction of the controller of H.M. Stationery Office Crown Copyright Reserved Licence No. CS 369. This plan is for convenience only. Its accuracy is not guaranteed and shall not be deemed to form part of any contract.