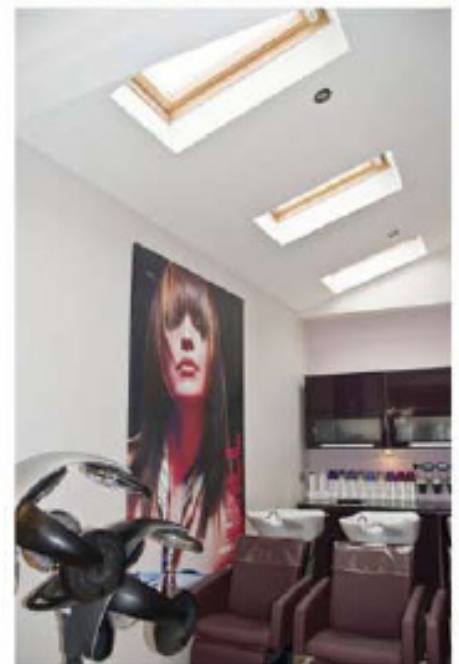


# TO LET

## Spacious Modern Ground Floor Shop 159 Belfast Road, Bangor BT20 3PP



**Large Modern Retail Unit** suitable for a variety of uses ideally suited for niche retail, service provider or Café/Restaurant.

**This could be another destination must as proven by the existing successful Hairdressers who have purchased the adjoining property for their own use.**

- Stylish entrance with canopy
- Visual and prominent location
- Fronting a main arterial road
- Plentiful on-street parking
- Modern building with superb extension to rear
- Fitted out to a high standard throughout
- Feature vaulted ceiling with roof lights to rear
- Gas fired central heating

54 High Street Hollywood BT18 9AJ Telephone +44 (0)28 9042 4747

E-MAIL: [dee@trcommercial.co.uk](mailto:dee@trcommercial.co.uk)

Templeton Robinson Commercial is the trading name of Templeton Robinson Commercial & Professional Services Limited. NI 618492

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## DETAILS

### SIZE

#### Ground Floor

Shop	853 sq.ft. (79.2 sq.m.)
Kitchen / Utility	58 sq.ft. (5.4 sq.m.)
Disabled W.C.	

#### Outside

Paved Forecourt suitable for casual seating / tables  
Enclosed rear yard with small store

RENT	£10,500 per annum
VAT	None applicable to above
RATES	NAV £6,850 Rates payable 2016/17 £3,679.22
LEASE	By negotiation subject to minimum of 5 years
REPAIR	Tenant responsible for internal repair. Tenant responsible for payment of Service Charge in respect of proportionate cost of maintenance of the building and forecourt, together with management fees as appropriate.
INSURANCE	Tenant responsible for the refund to the Landlord of a proportionate cost of Buildings Insurance.
EPC	C-64
COMMENCEMENT	Available from 1 December 2015
VIEWING:	By appointment with Sole Agents 028 9042 4747



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