

# TO LET

## First Floor Showroom / Offices 159b Belfast Road, Bangor BT20 3PP



## Superb Modern Unit of approx 1,086 sq.ft.

- Superb location fronting main arterial road
- Plentiful on-street parking
- Spacious unit allowing flexible use
- Additional storage available in large roof space
- Visual and prominent corner site
- Landlord to install gas fired central heating

### SIZE

#### Separate Access

First Floor:	Showroom	784 sq.ft.(72.9 sq.m.)
	Office	302 sq.ft.(28.1 sq.m.)
	Separate W.C.	

**RENT £8,000 per annum**

**VAT** None applicable to Rent and Service Charge

**Lease** By negotiation subject to 5 years minimum

### Rates

NAV	£4,950
Rates payable 2016/2017	£2,658.71

### REPAIR

Tenant responsible for internal repair.

Tenant responsible for payment of Service Charge in respect of proportionate cost of maintenance of the building and exterior forecourt and management fees.

### INSURANCE

Tenant responsible for the refund to the Landlord of a proportionate cost of Buildings Insurance.

### EPC

C-65

### VIEWING

By appointment with Sole Agents 028 9042 4747

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

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