

TO LET

Prime Retail Warehouses South Circular Retail Park, Bangor BT19 7AG



Situated in a prominent location off the Ring Road close to the Newtownards Roundabout. Close to Sainsbury's and Homebase and within the same development as The Original Factory Shop and Belong Fitness.

SIZE

Unit 1	6,500 sq.ft. (603.9 sq.m.)
Unit 2	5,000 sq.ft. (464.5 sq.m.)
Unit 3	6,500 sq.ft. (603.9 sq.m.)
Outside	Extensive Car Parking of some 160 spaces serves the entire development

RENT

Units 1 & 3	£40,000 p.a. each
Unit 2	£32,500 p.a.

VAT	Is applicable to rents and service charge
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LEASE

Term	15 years
Reviews	5 yearly
Repairs	Equivalent to full repairing terms
Insurance	Tenant to reimburse landlord for proportionate cost of buildings insurance
Service Charge	5% of rent plus VAT

GENERAL

New units within existing trading retail park
Prominent and visual location
Smart finish and shop fronts

FINISH

The units will be let on a shell finish to include shop fronts, screeded floor and capped services

PLANNING

Retail Warehousing - Open Class Consent

EPC

To be advised on completion

VIEWING

By appointment with Agents 028 9042 4747

Co Agent:

DTZ McCombe Pierce, 5 Oxford Street, Belfast BT1 3LA

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