

# TO LET

By Way of Assignment

Modern Ground Floor Retail / Office Unit

105 Groomsport Road, Ballyholme, Bangor BT20 5NS



**Due to restructuring across the Templeton Robinson Group, this superb well-fitted unit is now available. The property is superbly situated in this affluent residential area of Bangor. This is a highly visual and prominent location ideally suited to Solicitors, Mortgage Brokers, Financial Advisers or for reversion to any number of retail users.**

**The unit is fitted out to a high standard with modern shop front, suspended ceilings with inset fluorescent lighting, gas fired central heating and kitchenette. It also includes one car parking space to rear.**

### SIZE

Ground Floor      Sales              701 sq.ft.      (65.1 sq.m.)  
Separate W.C.

Outside              One car parking space

**RENT                      £13,780 per annum**



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

**e-mail: [dee@trcommercial.co.uk](mailto:dee@trcommercial.co.uk)**

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VAT Applicable to above rent

LEASE The property is currently held on lease for the term of 10 years from 26 May 2014 subject to a rent of £13,780 per annum subject to rent review on 26 May 2019.

SERVICE CHARGE Tenant responsible for payment of a service charge in respect of a proportionate part of buildings insurance and exterior maintenance (currently £400 p.a.)

RATES NAV £8,200  
Rates payable 2018/2019 £4,570.46

EPC C-55

VIEWING By appointment with Sole Agent 028 9042 4747

### Energy Performance Asset Rating

More energy efficient



Net zero CO<sub>2</sub> emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

◀ 55 This is how energy efficient the building is.



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