

TO LET

Ground Floor Hot Food Unit 117 High Street, Bangor BT20 5BD



LOCATION/DESCRIPTION

The subject unit is located at the top of High Street in Bangor town centre. Bangor is located approx 14 miles east of Belfast and has a town population of c 60,000. The unit is fully fitted as a Fish and Chip Shop with range, fryers, extractors, freezer room and ancillary storage. Neighbouring occupants include: Wine Flair, Maxol Service Station and Jenny Watts.



ACCOMMODATION

Ground Floor

Hot Food Sales	c.280 sq.ft.	(26.8 sq.m.)
Food preparation incl Freezer	c.240 sq.ft.	(22.2 sq.m.)
Rear storage (in 4 sections)	c.508 sq.ft.	(47.2 sq.m.)

Plus W.C.'s

Total Accommodation c.520 sq.ft. plus c.508 sq.ft. storage



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

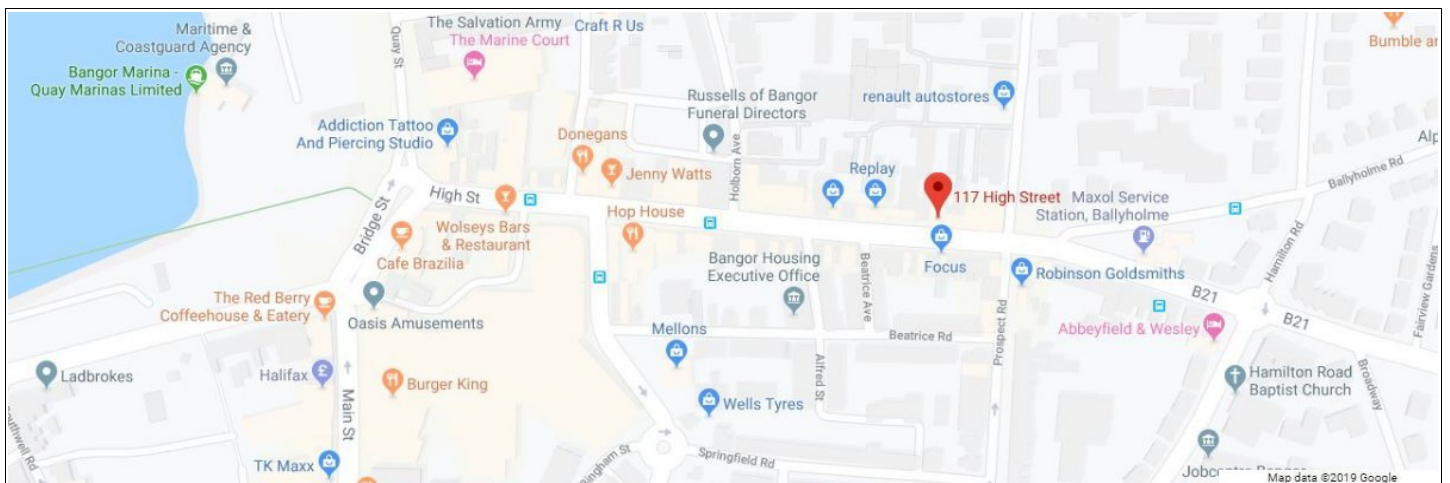
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LEASE DETAILS

RENT	£8,500 p.a. (£750 per month)
TERM	Minimum 3 years
REPAIRS/INSURANCE	Full Repairing and Insurance basis including shop front
VAT	Rent quoted exclusive of VAT, which may be chargeable
RATES	NAV £7,900 Rates payable 2019/2020 with 20% SBRR £3,601
EPC	TBC
VIEWING	Joint Agent Neill Estate Agent 028 9127 0283



54 High Street Holywood BT18 9AJ Telephone +44 (0)28 9042 4747 e-mail: dee@trcommercial.co.uk

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