

11, 13 and 15-21 Market Street, Bangor, BT20 4SP

To Let

Retail/Office Accommodation from approximately 421 sq ft to approximately 3,532 sq ft



**Lambert
Smith
Hampton**

Location

The subject premises are located off Main Street, Bangor; the towns prime retailing and office location. Bangor is North Down's largest town with a local population of approximately 76,500 residents and a local catchment population of some 200,000. The properties benefit from excellent accessibility, with the carriageways to Belfast, Hollywood and Newtownards all in close proximity providing it with a strategic business location.

Nearby occupiers include Asda, Ulster Cancer Foundation in addition to Argos, Superdrug and Burger King which are located in the neighbouring Flagship Shopping Centre.

Description

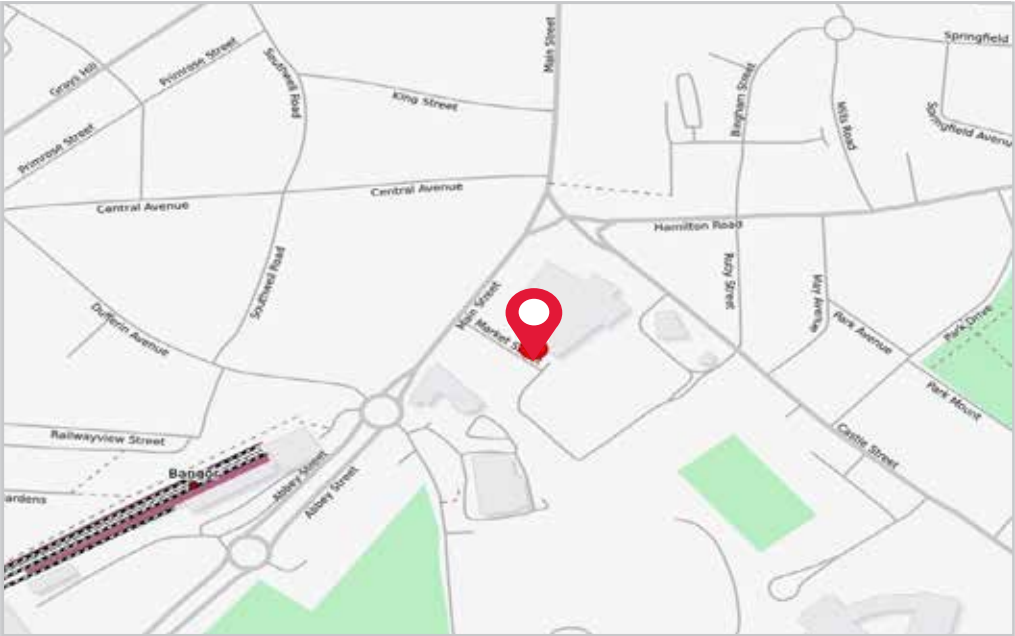
The property comprises of three separate units. 11 Market Street is a ground floor retail unit of approximately 421 sq ft, benefitting from a storage area, W.C. facilities, extensive glass frontage and electric roller shutters.

13 Market Street is a ground floor retail unit of approximately 452 sq ft. The unit benefits from a kitchenette, rear storage, W.C. facilities, extensive glass frontage and electric roller shutters.

15-21 Market Street comprises of a ground floor retail unit with first floor office accommodation. The retail unit benefits from by kitchenette, rear storage area and W.C. facilities. The ground floor also benefits from extensive glass frontage and electric roller shutters. The first floor offices have separate access and are finished to a high standard.

Schedule of Accommodation

Building No	Floor Area	Sq Ft	Sq M
11	Retail Area	382	35
	Store	39	4
	Sub Total	421	39
13	Retail Area	418	38.85
	Kitchenette	34	3.18
	Sub Total	425	42
15-21	Retail Unit	971	90.23
	First Floor	1,718	159.38
	Sub Total	2,686	249.61
Total Internal Area		3,532	330.61



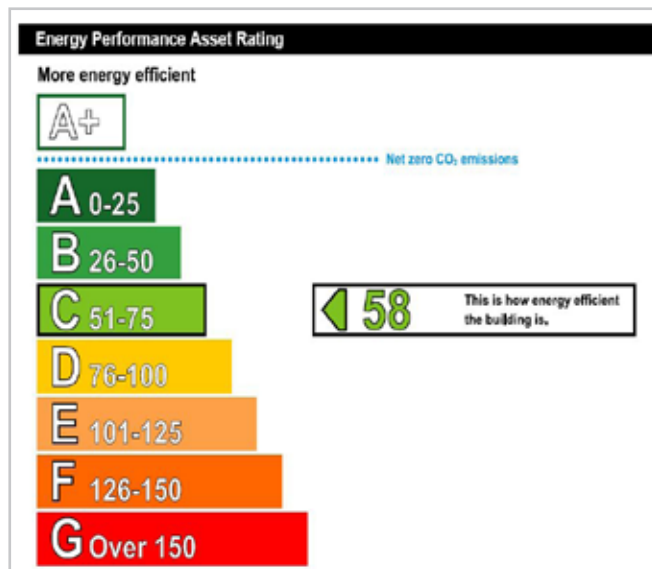
For Indicative Purposes Only



Lease Details

Rent:	11 Market Street - £10,000 per annum exclusive. 13 Market Street - £10,000 per annum exclusive. 15-21 Market Street - £25,000 per annum exclusive.
Term –	By negotiation.
Repairs –	Full repairing and insuring.
Service Charge –	There will be a service charge to cover the cost of maintenance of common areas and management fees.
Insurance –	The tenant will reimburse the landlord with the cost of insuring the building.

Energy Performance Certificate



For Indicative Purposes Only





Rates

We have been advised by Land and Property Services of the following:-

11 Market Street	13 Market Street	15-21 Market Street (First Floor)
NAV: £8,850	NAV: £8,950	NAV: £30,100
Rate in £ 16/17: £0.5371	Rate in £ 16/17: £0.5371	Rate in £ 16/17: £0.5371
Rates Payable: £4,753	Rates Payable: £4,738	Rates Payable: £16,167

Value Added Tax

We are advised that the subject property is registered for VAT, therefore VAT will be chargeable in addition to the prices quoted.

Further Information

For further information, please contact:-

**Lambert
Smith
Hampton**

Ian Harbinson
028 9026 9257
iharbinson@lsh.ie

Tom Donnan
028 9026 9238
tdonnan@lsh.ie

Belfast Office
Lambert Smith Hampton
Clarence House
4/10 May Street
Belfast BT1 4NJ

Subject to Contract and Exclusive of VAT © Lambert Smith Hampton January 2016

Disclaimer: Lambert Smith Hampton Group Limited and its subsidiaries and their joint agents if any ("LSH") for themselves and for the seller or landlord of the property whose agents they are give notice that: (i) These particulars are given and any statement about the property is made without responsibility on the part of LSH or the seller or landlord and do not constitute the whole or any part of an offer or contract. (ii) Any description, dimension, distance or area given or any reference made to condition, working order or availability of services or facilities, fixtures or fittings, any guarantee or warranty or statutory or any other permission, approval or reference to suitability for use or occupation, photograph, plan, drawing, aspect or financial or investment information or tenancy and title details or any other information set out in these particulars or otherwise provided shall not be relied on as statements or representations of fact or at all and any prospective buyer or tenant must satisfy themselves by inspection or otherwise as to the accuracy of all information or suitability of the property. (iii) No employee of LSH has any authority to make or give any representation or warranty arising from these particulars or otherwise or enter into any contract whatsoever in relation to the property in respect of any prospective purchase or letting including in respect of any re-sale potential or value or at all. (iv) Price or rent may be subject to VAT and any prospective buyer or tenant must satisfy themselves concerning the correct VAT position. (v) Except in respect of death or personal injury caused by the negligence of LSH or its employees or agents, LSH will not be liable, whether in negligence or otherwise howsoever, for any loss arising from the use of these particulars or any information provided in respect of the property save to the extent that any statement or information has been made or given fraudulently by LSH. (vi) In the case of new development or refurbishment prospective buyers or tenants should not rely on any artists' impressions or architects' drawings or specification or scope of works or amenities, infrastructure or services or information concerning views, character or appearance and timing concerning availability or occupation and prospective buyers or tenants must take legal advice to ensure that any expectations they may have are provided for direct with the seller or landlord and LSH shall have no liability whatsoever concerning any variation or discrepancy in connection with such matters.