



FOR SALE

66 Main Street & 2-2A King Street, Bangor, County Down, BT20 5AG

Prime Retail Building (with Investment Income)

Lisney

Features

- 3 storey end terrace commercial property with return frontage.
- Centrally located on Main Street, Bangor.
- Prominent location on prime retailing pitch.
- Entirety of building comprises c. 5,430 sq ft.
- Ground floor unit available 'To Let'.

Location

Bangor is a popular seaside town located approximately 13 miles East of Belfast. The subject property occupies a prominent and highly visible location fronting Main Street, Bangor's primary retail pitch. Well known occupiers represented on the street include TK MAXX, Santander and B&M Bargains.

The property is located in close proximity to a major seafront regeneration scheme planned for the town centre which, upon completion, will provide a mix of residential and retail uses along with theatre and performance space. Planning permission has been granted for the development which will undoubtedly improve the locality.



Description

The subject property comprises a prominent 3 storey end terrace with 4 lettable areas currently.

Ground Floor, 66 Main Street – Available to Let.

The unit is regular in shape with a glazed return frontage and is suitable for a range of retail uses, subject to the necessary statutory consents. The property has been finished to a 'shell' and is ready for an incoming tenants fit out.

1st and 2nd Floor, 2A King Street

This unit is presently trading as a restaurant and comprises reception area, kitchen, staff room, store room and W.C facilities. The main restaurant area is finished with laminate wooden flooring, papered walls, ceiling and recessed spotlighting. The fully fitted kitchen is finished to a good standard. Male and female W.C's and further storage is located on the 2nd floor.

Unit 2, 2 King Street

The unit presently trades as a café fronting onto King Street and has a glazed front with ceramic tiled floors, plastered and painted walls with recessed spot lighting. The kitchen is located to the rear along with a store.

Unit 2A, 2 King Street

This unit also trades as a café with glazed frontage to King Street, plastered and painted walls and recessed lighting. There is a kitchen / preparation area, W.C and store area.



Boundary



Tenancy Summary

| UNIT | TENANT | RENT P.A. | NAV | TERM | END |
|----------------------------------|-------------------------------|---------------------|---------|---------|---------------------------------|
| GF 66 Main Street | Vacant | N/A (ERV £20,000) | £22,000 | TBC | TBC |
| Unit 2, 2 King Street | Karl Leeman t/a Café King | £5,980 | £7,200 | 3 Years | 01/9/2018 extended to 1/9/2019 |
| Units 3+4, 2A King Street | The Happy Coffee Bean | £3,500 | £5,200 | 4 Years | 20/9/2017 extended to 19/9/2019 |
| 1st + 2nd Floors, 2A King Street | BOKHARA | £21,000 | £13,800 | 8 Years | 01/9/2023 |
| | CURRENT TOTAL INCOME | £30,480 P.A. | | | |
| | ESTIMATED TOTAL INCOME | £50,480 P.A. | | | |

Accommodation

| UNIT | SIZE (NIA) SQ FT |
|----------------------------------|------------------|
| GF 66 Main Street | 1,035 |
| Unit 2, 2 King Street | 824 |
| Units 3+4, 2A King Street | 534 |
| 1st + 2nd Floors, 2A King Street | 3,037 |
| TOTAL | 5,430 |

Proposed Lease Details - Ground Floor Unit

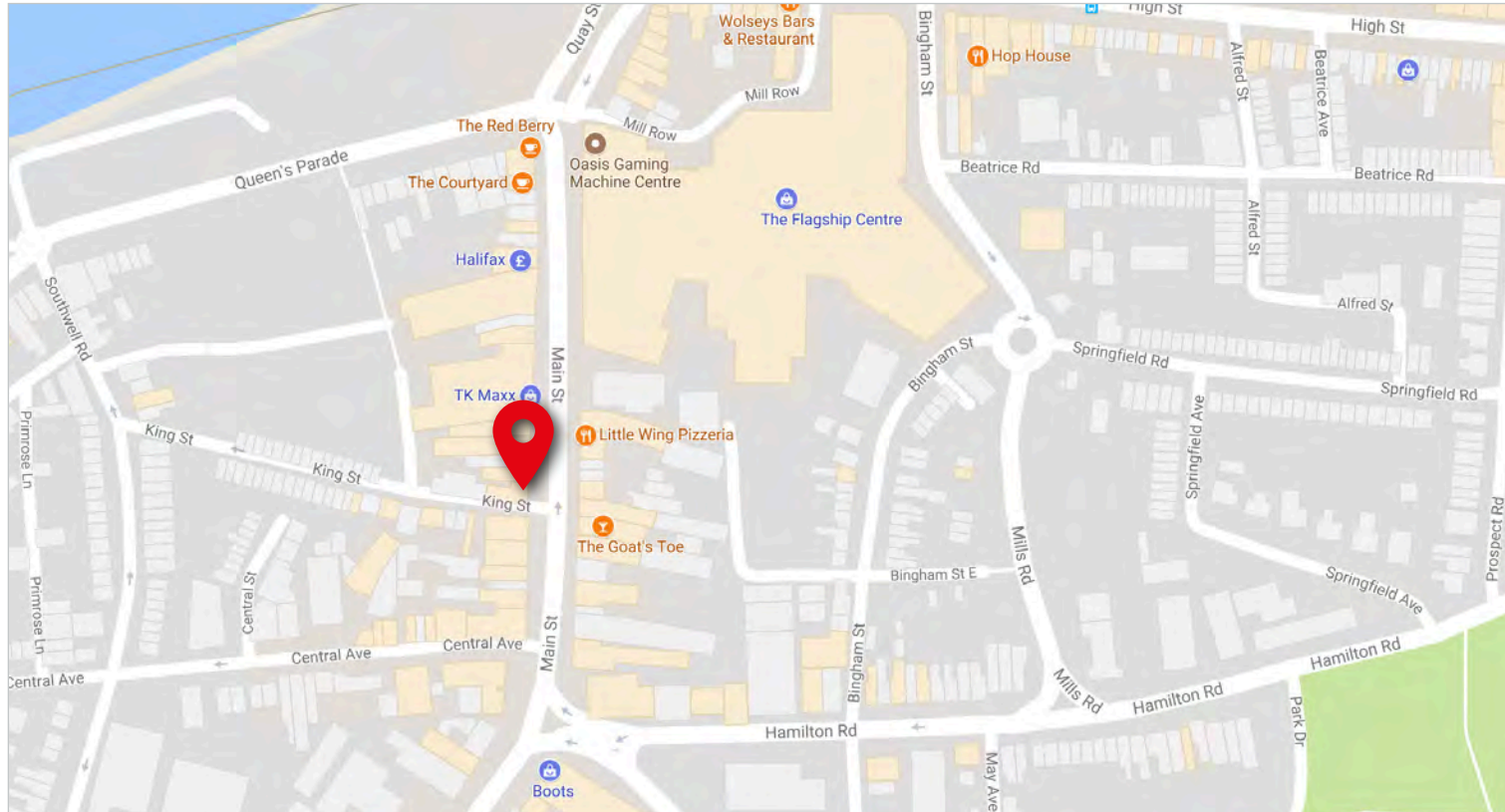
Premises: Ground Floor Unit, 66 Main Street, Bangor

Term: By negotiation, subject to periodic upward only rent review.

Rent: £20,000 per annum excl.

Repairs & Insurance: Full Repairing and Insuring Terms.





Asking Price

Offers in excess of £400,000

VAT

All prices, outgoings and rentals are stated exclusive of but may be liable to VAT.

Contact

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Customer Due Diligence

As a business carrying out estate agency work we are required to verify the identity of both the vendor and the purchaser as outlined in the following:

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <http://www.legislation.gov.uk/ukxi/2017/692/made>

Any information and documentation provided by you will be held for a period of five years from when you cease to have a contractual relationship with Lisney. The information will be held in accordance with General Data Protection Regulation (GDPR) on our client file and will not be passed on to any other party, unless we are required to do so by law and regulation.