



# FOR SALE

## 43-45 Main Street, Bangor, BT20 5AF

Prominent Retail & Office Investment of c. 3,118 sq ft (290 sq m)

# LOCATION

Bangor is strategically located c. 15 miles east of Belfast City Centre and is one of Northern Ireland's most affluent and densely populated areas with a population at last Census of c. 60,000 persons - North Down has a population in excess of 76,000 with a catchment of c. 400,000 persons.

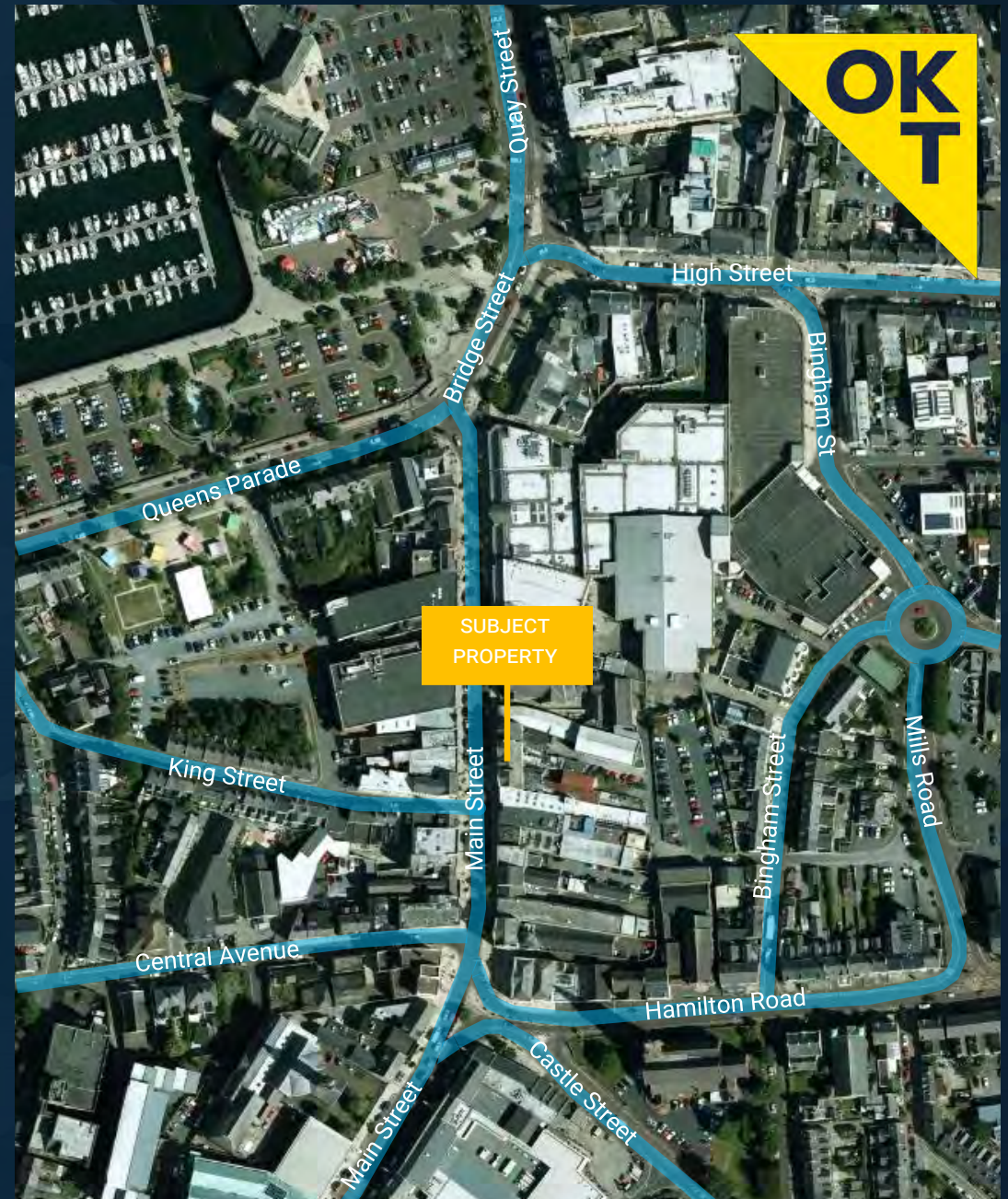
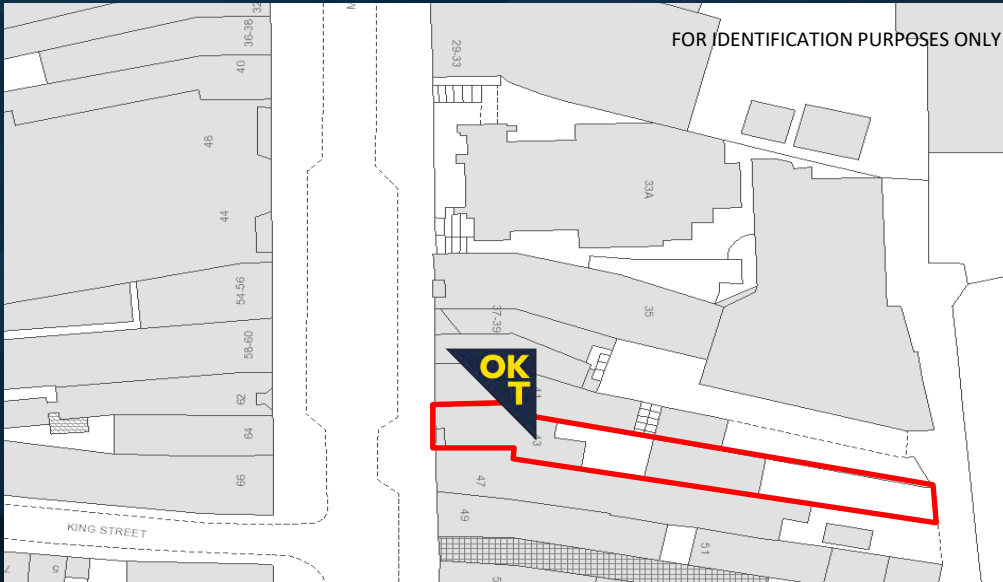
Bangor Marina is one of the largest in Ireland (holding 'Blue Flag' status) and is a major attraction bringing tourists to the newly appointed city.

# DESCRIPTION

The retail unit has a glazed shop front with electric roller shutter and was recently fitted out as a phone shop with ancillary storage.

The upper floor offices, which are independently accessed from Main Street are currently let to McConnell Kelly Solicitors producing £8,500 per annum.

The property enjoys a prominent location in a prime area of Bangor's Main Street, with neighbouring occupiers including Greggs, Card Factory, Santander, Subway and Little Wing Pizzeria.



## 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/uksi/2017/692/made>. Any information and documentation provided by you will be held for a period of 5 years from when you cease to have a contractual relationship with OKT. 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.

# ACCOMMODATION

## GROUND FLOOR RETAIL

DESCRIPTION	AREA (SQ M)	AREA (SQ FT)
<b>RETAIL UNIT</b> (Internal Frontage c. 13 ft)		
Retail / Sales Area	c. 77 sq m	830 sq ft
Kitchen	c. 12 sq m	134 sq ft
Satellite Kitchen / Prep Area (separated from retail / sales area by external yard.	c. 72 sq m	784 sq ft
Disabled WC		
<b>TOTAL ACCOMMODATION</b>	c. 161 sq m	1,748 sq ft

## LEASE DETAILS

### RETAIL UNIT

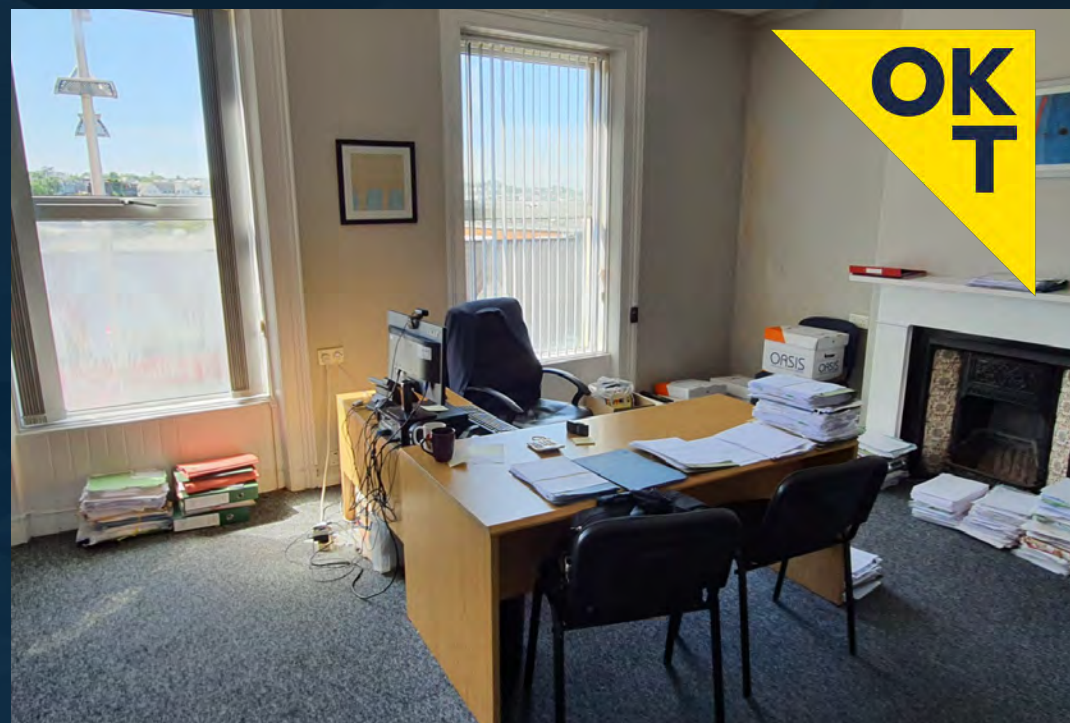
TENANT:	Mr M Sultan
RENTAL:	£15,500 per annum
TERM:	5 years from 15 March 2024
REPAIRS: in	Internal repairing obligation together with service charge liability respect of external maintenance, buildings insurance and agents management fees.
INSURANCE:	Tenant to reimburse the landlord with 50% of the insurance premium



# ACCOMMODATION

## UPPER FLOOR OFFICES

DESCRIPTION	AREA (SQ M)	AREA (SQ FT)
<b>UPPER FLOOR OFFICES</b>		
Open Plan Office	c. 35 sq m	371 sq ft
<b>FIRST FLOOR</b>		
Open Plan Office	c. 19 sq m	200 sq ft
<b>FIRST FLOOR RETURN</b>		
Kitchen / Store		
<b>SECOND FLOOR</b>		
2 no. Offices	c. 36 sq m	383 sq ft
<b>THIRD FLOOR</b>		
3 no. Offices	c. 36 sq m	416 sq ft
<b>OUTSIDE - Private Rear Parking for 3-4 cars</b>		
<b>TOTAL ACCOMMODATION</b>	c. 126 sq m	1,370 sq ft



# LEASE DETAILS

## UPPER FLOOR OFFICES

TENANT:	McConnell Kelly Solicitors
RENTAL:	£8,500 per annum
TERM:	3 years from 1st August 2024
REPAIRS:	Internal repairing obligation together with service charge liability respect of external maintenance, buildings insurance and agents management fees.
INSURANCE:	Tenant to reimburse the landlord with 50% of the insurance premium.



# SALES DETAILS

PRICE: We are seeking offers around £265,000  
TITLE: Held under a 950 year lease from 1st November 1915 subject to a ground rent of £12.00 per annum  
VAT: All prices, outgoings etc are exclusive of, but may be subject to VAT.

In accordance with the current Anti-Money Laundering (AML) Regulations, the proposed purchaser / tenant will be required to satisfy the Vendor / Lessor and their agents regarding the source of the funds used to complete the transaction.

## NAV (RATES PAYABLE)

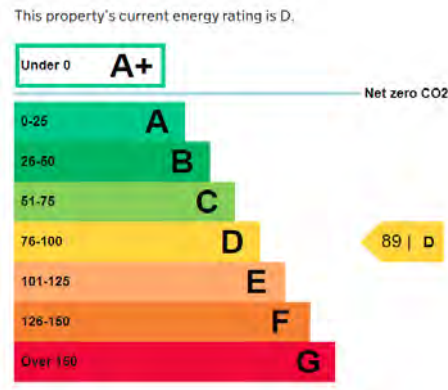
No 43: £13,500

Estimated rates payable in accordance with LPS Website: £7,051.05

No 45: £5,650

Estimated rates payable in accordance with LPS Website: £2,951.00

All prospective purchasers/tenants should make their own enquiries to confirm the NAV / rates payable.



## FURTHER INFORMATION

For further information / viewing arrangements please contact:

**IAIN MCCABE**

[iain.mccabe@okt.co.uk](mailto:iain.mccabe@okt.co.uk)

**O'CONNOR KENNEDY TURTLE**

Belfast Office: 22 Adelaide Street, Belfast BT2 8GD **028 9024 8181** | Northern Office: 20-22 Stable Lane, Coleraine BT52 1DQ **028 7034 4244** [okt.co.uk](http://okt.co.uk)

OKT for themselves and for the Vendors or Lessors of this property whose agents they give notice that (i) the particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute, nor constitute part of, an offer at contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but their accuracy is not guaranteed and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of O'Connor Kennedy Turtle has any authority to make or give any representation or warranty in relation to this property. (iv) OKT have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

