



RESTAURANT/RETAIL OPPORTUNITY - TO LET

UNIT 2C, TOSCANA RETAIL PARK, BANGOR BT19 1FH





Summary

- Excellent New Build Retail / Restaurant Premises of Total Area: 235.75 sq m (2,538 sq ft).
- Adjoining occupiers include Ground Espresso Bars, Pure Gym, Clear Nurseries & Clear Dental.
 - Suitable for a variety of uses (STPP).
 - Ample on site car parking provision.

Location & Description

The subject retail units are situated at the entrance to the Toscana Retail Park, which is regarded as Bangor's premiere out-of-town retail warehouse location.

The Toscana Retail Park has benefited from lettings to Clear Day Nurseries, Pure Gym and Clear Dental during the past 12 months. The coffee 'pod' (Unit 3) has recently been let to Ground Espresso Bars, which will further enhance the development.

The substantial Teleperformance contact centre is situated adjacent to the site and is a major employer in North Down. Other adjoining occupiers include Halfords, PC World, Currys, Harveys and Poundstretcher.

Accommodation

Total Area: 235.75 sq m (2,538 sq ft)

Rent

Unit 2c - £37,500 per annum.

Lease Terms

By negotiation.

Repairs

The tenant will be responsible for internal and external repairs to the property throughout the duration of the lease.

Rates

To be assessed.

Service Charge

Tenants are to be responsible for the payment of a service charge in connection with the landlord's outgoings to include the building insurance premium, upkeep and maintenance of the common areas and agent's management fees.

VAT

All figures quoted are exclusive of VAT, which may be payable.

EPC

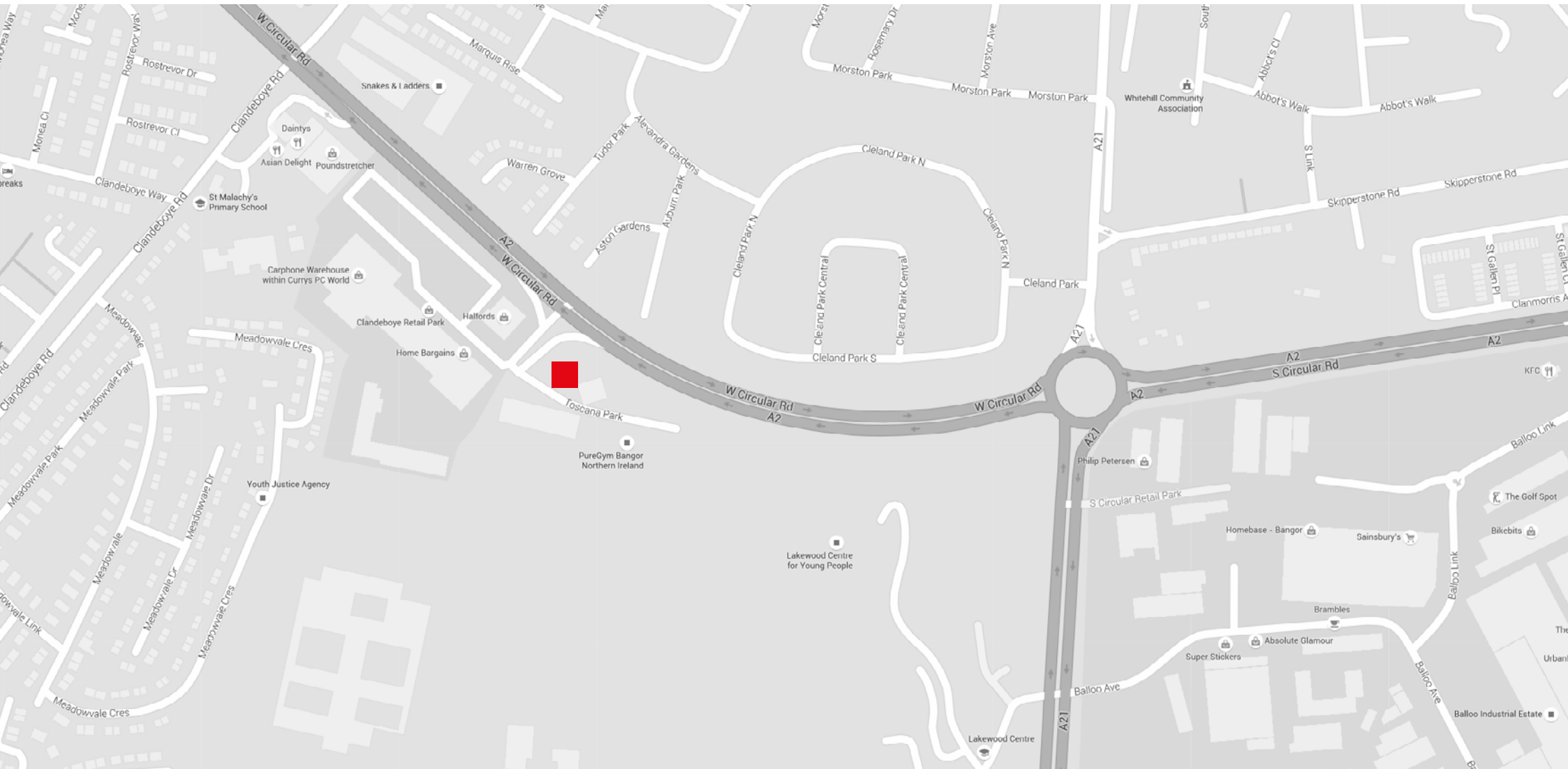
EPC Rating to be confirmed.



UNIT 2C, TOSCANA RETAIL PARK, BANGOR BT19 1FH



UNIT 2C, TOSCANA RETAIL PARK, BANGOR BT19 1FH





For further information please contact:

Brian Kidd

M: 07885 739063

E: bkidd@frazerkidd.co.uk

Stephen Reid

M: 07775 924283

E: stephenr@frazerkidd.co.uk

Telfair House, 87/89 Victoria Street,

Belfast, BT1 4PB

T: 028 9023 3111

F: 028 9024 4859

E: mail@frazerkidd.co.uk

W: www.frazerkidd.co.uk

Disclaimer

Frazer Kidd LLP for themselves and for the vendors of this property whose agents they are, give notice that (i) The particulars are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute part of an offer or 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 any intending purchasers or tenants 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 employment of Frazer Kidd LLP has any authority to make or give representations or warranty whatever in relation to this property.