



Instinctive
Excellence
in Property.

For Sale

Prominent Commercial Investment

11-21 Market Street
Bangor
BT20 4SP

INVESTMENT



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INVESTMENT

EPC

Energy Performance Certificate Northern Ireland Non-Domestic Building

11, Market Street BANGOR BT20 4SP Certificate Reference Number: 0398-0321-6230-5600-6503

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the website for the Department of Finance at www.finance-ni.gov.uk.

Energy Performance Asset Rating



Technical Information

Main heating fuel: Grid Supplied Electricity
Building environment: Heating and Natural Ventilation
Total useful floor area (m²): 43
Building complexity (NDS level): 3
Building emission rate (kgCO₂/m² per year): 94.22
Primary energy use (kWh/m² per year): Not available

Benchmarks

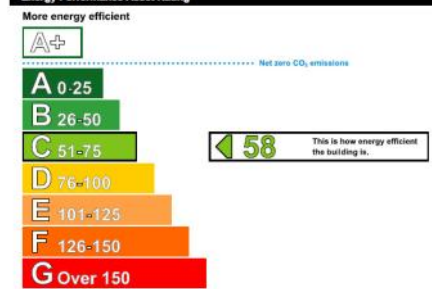
Buildings similar to this one could have rating as follows:
30 If newly built
73 If typical of the existing stock

Energy Performance Certificate Northern Ireland Non-Domestic Building

13 Market Street BANGOR BT20 4SP Certificate Reference Number: 0020-6978-0306-4510-9074

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the website for the Department of Finance at www.finance-ni.gov.uk.

Energy Performance Asset Rating



Technical Information

Main heating fuel: Grid Supplied Electricity
Building environment: Heating and Natural Ventilation
Total useful floor area (m²): 46
Building complexity (NDS level): 3
Building emission rate (kgCO₂/m² per year): 90.81
Primary energy use (kWh/m² per year): Not available

Benchmarks

Buildings similar to this one could have rating as follows:
26 If newly built
58 If typical of the existing stock

Investment Summary

- Prominent partially let commercial investment.
- 15-21 Market Street let to Precise Protect Limited.

Location

Bangor is a large town in the north east of County Down with a population of approximately 60,000 and a catchment area of 200,000 (2011 census). Situated approximately 14 miles east of Belfast the town serves as a popular commuter hub to Belfast, and is a well established retail and leisure destination.

Description

The property comprises three separate units. 11 Market Street is a ground floor retail unit of 417 sq ft including storage area, WC facilities and electric roller shutter. 13 Market Street is a ground floor retail unit of approximately 478 sq ft including kitchenette, store, WC facilities and electric roller shutter. Both retail units are currently vacant.

Units 15-21 comprises ground and first floor accommodation and are finished to an excellent specification to include carpeted floors, plaster painted walls, suspended ceiling with LED panel lighting.

Accommodation

The property has been measured in accordance with RICS Code of Measuring Practice, Sixth Edition with all areas being approximate:-

UNIT	SQ FT	SQ M	
(11 Market Street - Ground)	417	39	VACANT
(13 Market Street - Ground)	478	44	VACANT
(15-21 Market Street - Ground)	886	82	LET
First Floor	2,000	186	
Total Net Internal Area	3,781	351	

Tenancy Information

Unit 15-21 Market Street - Tenant : Precise Protect Limited.

10 year lease from 15th November 2017

Tenant break option 14th November 2022, rent review in 5th year.

Rent commencement date 15th February 2018.

15th February 2018 - 14th November 2018 : £20,000 p.a.

15th November 2018 - 14th November 2019 : £21,000 p.a.

15th November 2019 - 14th November 2020 : £22,000 p.a.

15th November 2020 - 14th November 2021 : £23,000 p.a.

15th November 2021 - 14th November 2022 : £25,000 p.a.

Precise Protect has over 20 years experience in the industry and works with the largest and most reputable insurers in the market. Source: www.preciseprotect.co.uk

Tenant responsible for rates payment.

Rates

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

RATES PAYABLE		
11 Market Street	NAV £8,850	£4,932.10 p.a.
13 Market Street	NAV £8,950	£4,987.83 p.a.
15 - 21 Market Street	NAV £30,100	£16,772 p.a.

Total non domestic rate in the £ 2018/2019 0.557373

Prospective purchasers should make their own independent enquiries to LPS in this regard.

VAT

All prices quoted are exclusive of VAT.

Sales Details

Inviting offers over £250,000 exc.

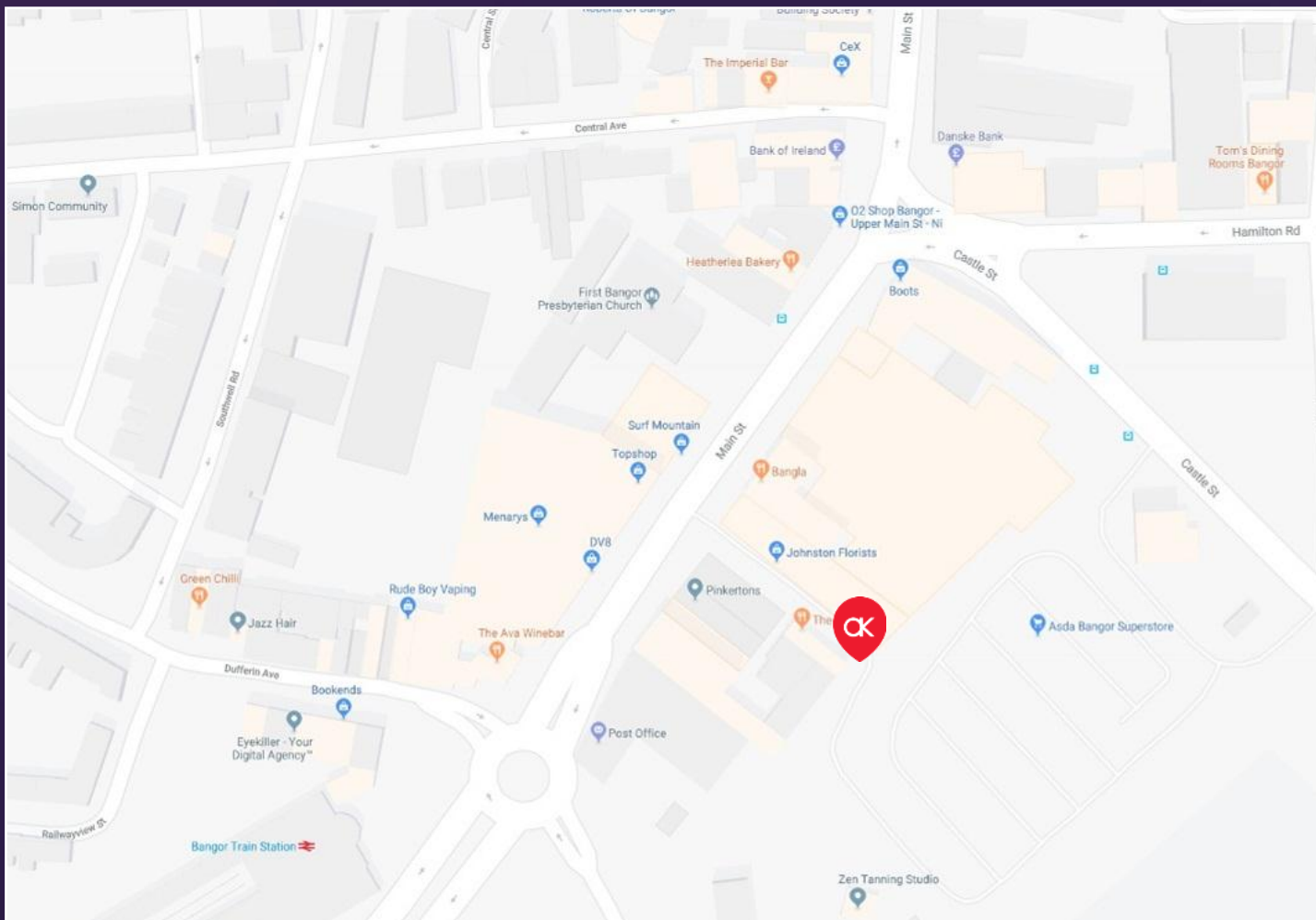


Unit 3 Internal



Unit 3 Internal

Location Map



FOR INDICATIVE PURPOSES ONLY

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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 Osborne King. 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.

MISREPRESENTATION ACT 1967

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