

**Exciting  
Restaurant and Café  
Development**  
(Subject to planning permission)



**To Let**

**Units from 410 Sq. Ft. (38 Sq. M.) – 2765 Sq. Ft. (257 Sq. M.)  
Royal Quays, 22-28 Quay Street, Bangor, BT20 5ED**

**tdk** commercial  
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- **4 new town centre restaurant/ café units**
- **Fantastic town centre location**
- **Target handover Spring 2019**

#### LOCATION

Bangor is just 15 miles from Belfast on Northern Ireland's scenic North Down Coast. The town has a thriving residential population of over 57,000 which increases to 109,000 within the 20 minute drive time.

The town's heritage as a seaside resort is evident in the Victorian and Edwardian architecture, esplanade, seafront walks, beaches and marina.

Bangor in addition to many visitor amenities has a thriving local economy and over the past few decades has become home to many Belfast commuters who utilise the good road and rail links.

The scheme is a redevelopment of the former Royal Hotel which occupies a superb town centre location overlooking Bangor's marina (Ireland's largest). It is located in close proximity to many of the town's visitor amenities including Pickie Fun Park, the Walled Garden, North Down Heritage Centre, Bangor Abbey and the Aurora leisure complex which boasts a 50m swimming pool and waterpark.

#### DESCRIPTION

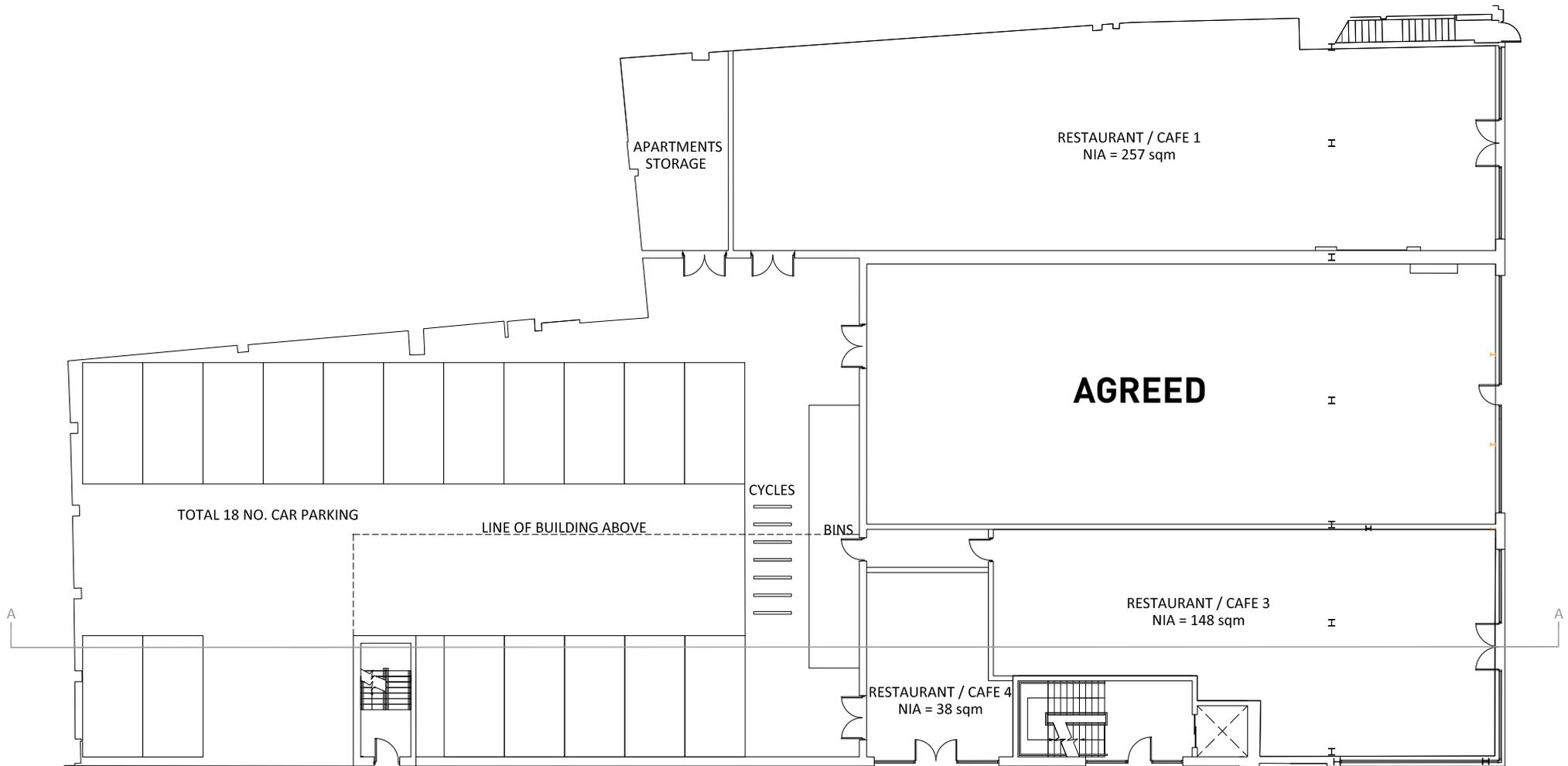
The proposed scheme involves the creation of 4 ground floor units which are suitable for restaurant and café operators.

The upper floors of this iconic 5 storey building will be sympathetically converted to provide modern apartments with excellent views across the Bangor Bay.

The units will be handed over in an effectively shell specification with services brought to distribution points.

It is expected that the ground floor units will be available for handover in Spring 2019 (subject to receipt of planning permission).





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## ACCOMMODATION

The ground floor units will provide the following approximate areas:

- Unit 1 Net Internal Area 2,765 Sq. Ft. (257 Sq. M)
- Unit 2 Net Internal Area 2,765 Sq. Ft. (257 Sq. M)
- Unit 3 Net Internal Area 1,593 Sq. Ft. (148 Sq. M)
- Unit 4 Net Internal Area 410 Sq. Ft. (38 Sq. M)

## LEASE TERMS

Term: New 10 year effectively FRI lease.

Rent: Unit 1 - £60,000 per annum exclusive.  
Unit 2 - Agreed  
Unit 3 - £42,500 per annum exclusive.  
Unit 4 - £13,500 per annum exclusive.

Repairs: Full repairing basis, recouped by way of a service charge provision.

Insurance: Tenant to reimburse

## NAV

To be assessed by Land & Property Services. The rate in the £ for A&NDBC 2017/2018 is £0.582601.

## VAT

All prices, rentals and outgoings are quoted net of VAT which may be chargeable.

## FURTHER INFORMATION

For further information or viewing please contact;

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