



For Sale/To Let

Garden Centre on 5.6-acre site

Dicksons Garden Centre, 79 Cootehall Road, Bangor



SITE SUMMARY

- Asset Management Opportunity on a 5.6-acre site.
- Current rental income £56,010 p.a. with vacant Garden Centre.
- High level of passing commuters on the A2.
- Development Opportunity

LOCATION

The subject complex benefits from extensive frontage onto the A2 Belfast to Bangor Road. The site is located just 5 minutes out of Bangor, along the A2, the main road for travel from Bangor to Holywood and Belfast. It is situated on the outskirts of Crawfordsburn, Helen's Bay and Craigavad, which are regarded as some of the most prestigious residential addresses in Northern Ireland.

DESCRIPTION

The complex sits on a 5.6-acre site to include a former garden centre and several other ancillary occupiers including Tobermore and Clearly Aquatics. The entire complex is secured by way of perimeter fencing and a main gate located just off the Cootehall Road. There is ample free on-site car-parking.

ACCOMMODATION

Unit	Tenant	Current Rent (p.a)	End Date	Sq Ft	Sq M
Former Garden Centre	Vacant	-	-	23,471	2,180
Unit 2	Advanced NI	£12,000	Over Holding	15,246	409
Unit 3	Tobermore	£22,000	21.12.2025	1,173	109
Unit 4	Clearly Aquatics	£22,010	Over Holding	4,402	1416
Total		£56,010		44,292	4,114

J. HAIR CAR SALES OCCUPY THEIR DEMISE BY WAY OF SUB-LEASE FROM CLEARLY AQUATICS.

ASKING PRICE

POA

RATEABLE VALUE

Term Negotiable

Rent POA

Repairs Effectively full repairing and insuring



RATEABLE VALUE

We are advised by LPS that the current NAV is £115,549.98*, rate in the £ for Ards and North Down, 2022/23 is £0.5223. Estimated Rates Payable 2022/23 £60,351.75 pa.

*Excluding Unit 5 as it is not currently rated by the LPS.

Under the current Covid relief schemes no rates are payable until April 2022

VAT

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

EPC

An EPC cert can be provided upon request.

FURTHER INFORMATION

For more information or to arrange a viewing please contact:



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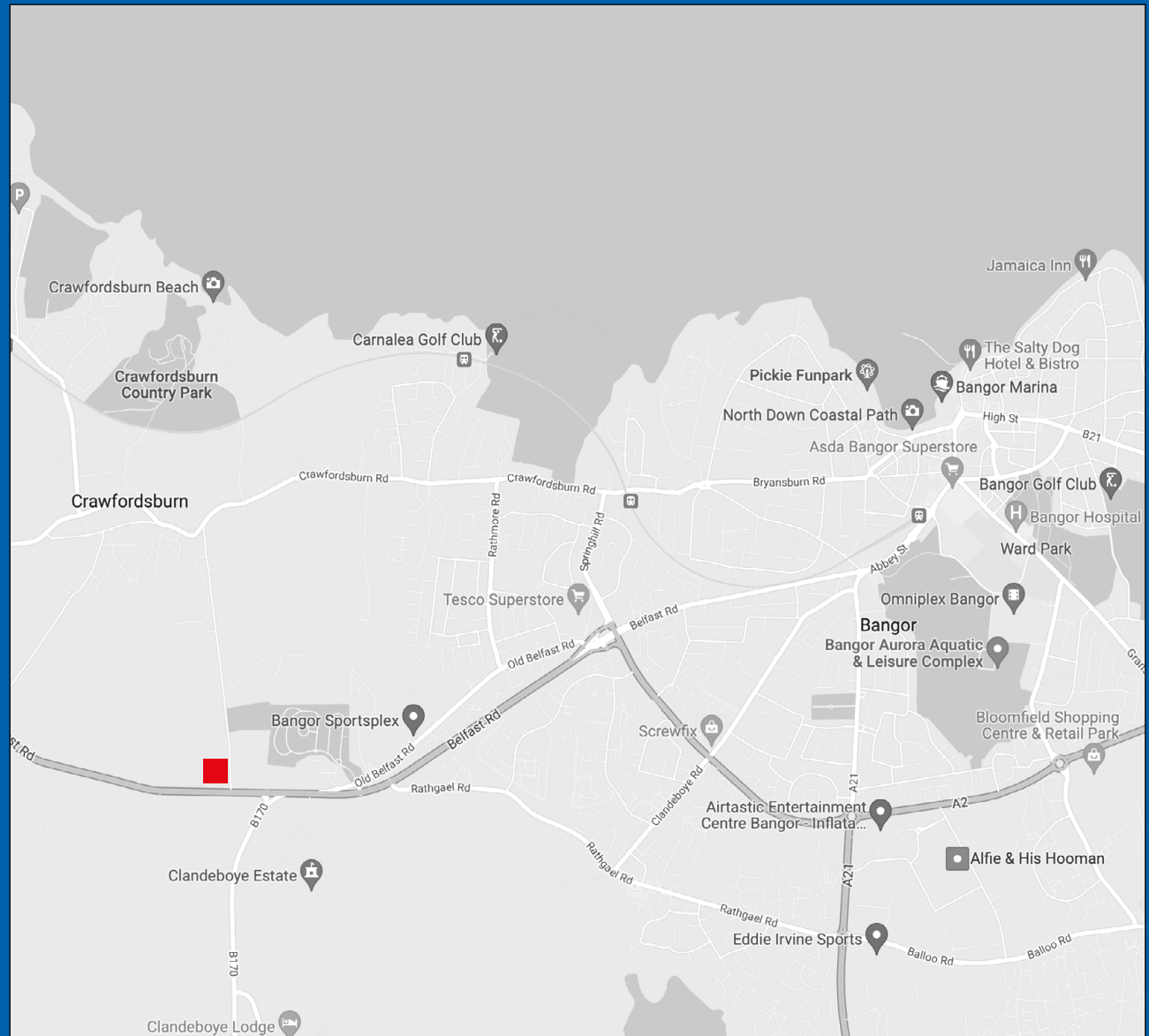
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