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**PROMINENT
RETAIL / FOOD
UNIT**
c. 965 SQ FT

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TO LET

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McCONNELL KELLY
SOLICITORS

North Down
Funeral Directors & Memorial Masons

Prominent Retail / Food Unit
c. 965 sq ft

43 Main Street,
Bangor, BT20 5AF

TO LET

PROPERTY SUMMARY

- **Prominent Bangor Main Street location**
- **965 sq ft retail unit**
- **High level of passing pedestrian footfall and vehicular traffic**

LOCATION

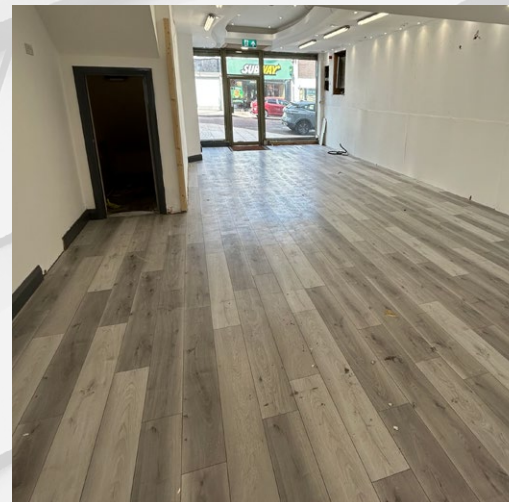
Bangor is located approximately 15 miles east of Belfast and is one of Northern Ireland's most attractive and affluent coastal towns. The area benefits from strong transport links to Belfast and the wider North Down region and has long been regarded as a desirable residential and leisure destination.

Bangor is currently undergoing regeneration, particularly around the seafront and marina, which is helping to enhance its appeal to both residents and visitors. Bangor Marina, one of the largest in Ireland and holder of Blue Flag status, remains a key attraction and an important part of the town's tourism offering.

DESCRIPTION

An excellent opportunity to lease a prominent ground floor commercial unit extending to approximately 965 sq ft, occupying a prime position on Main Street, Bangor. With an attractive glazed shopfront and excellent visibility to high levels of passing pedestrian traffic, the property is ideally suited to a café, takeaway or other food and beverage operator. Whilst currently benefitting from planning permission for food and beverage use, the premises may also be suitable for a range of retail uses subject to obtaining any necessary planning consents.

The unit is well equipped with a dedicated rear kitchen area, three-phase electricity supply, disabled WC facilities and an electric roller shutter. In addition, the property benefits from dedicated off-street car parking to the rear, accessed via Bingham Lane. Surrounding occupiers include well-established brands such as Little Wing Pizzeria, Greggs, Caffè Nero and Subway. The property is not opted to tax, therefore VAT is not payable on the rent, offering an additional potential cost saving for an incoming tenant.



ACCOMMODATION

Description	Size (Sq. Ft.)	Size Sq. M.
Retail Area	830	77
Kitchen	135	13
Total	965	90

LEASE DETAILS

Term:	5 Years
Rent:	£14,000 pax
Repairs:	Effectively full repairing basis by way of a service charge,
Service Charge:	Levied to cover external repairs, maintenance, and management of the common parts.
Insurance:	Tenant to pay a proportion of the building's insurance premium.

RATEABLE VALUE

We are advised by Land & Property Services that this unit NAV is rated at £10,100 and the rates are estimated for 2026/2027 at £6,156 as of April 2026.

EPC

The ground floor unit is currently rated as C70 under EPC regulations. A copy of the EPC Certificate can be made available upon request.

VAT

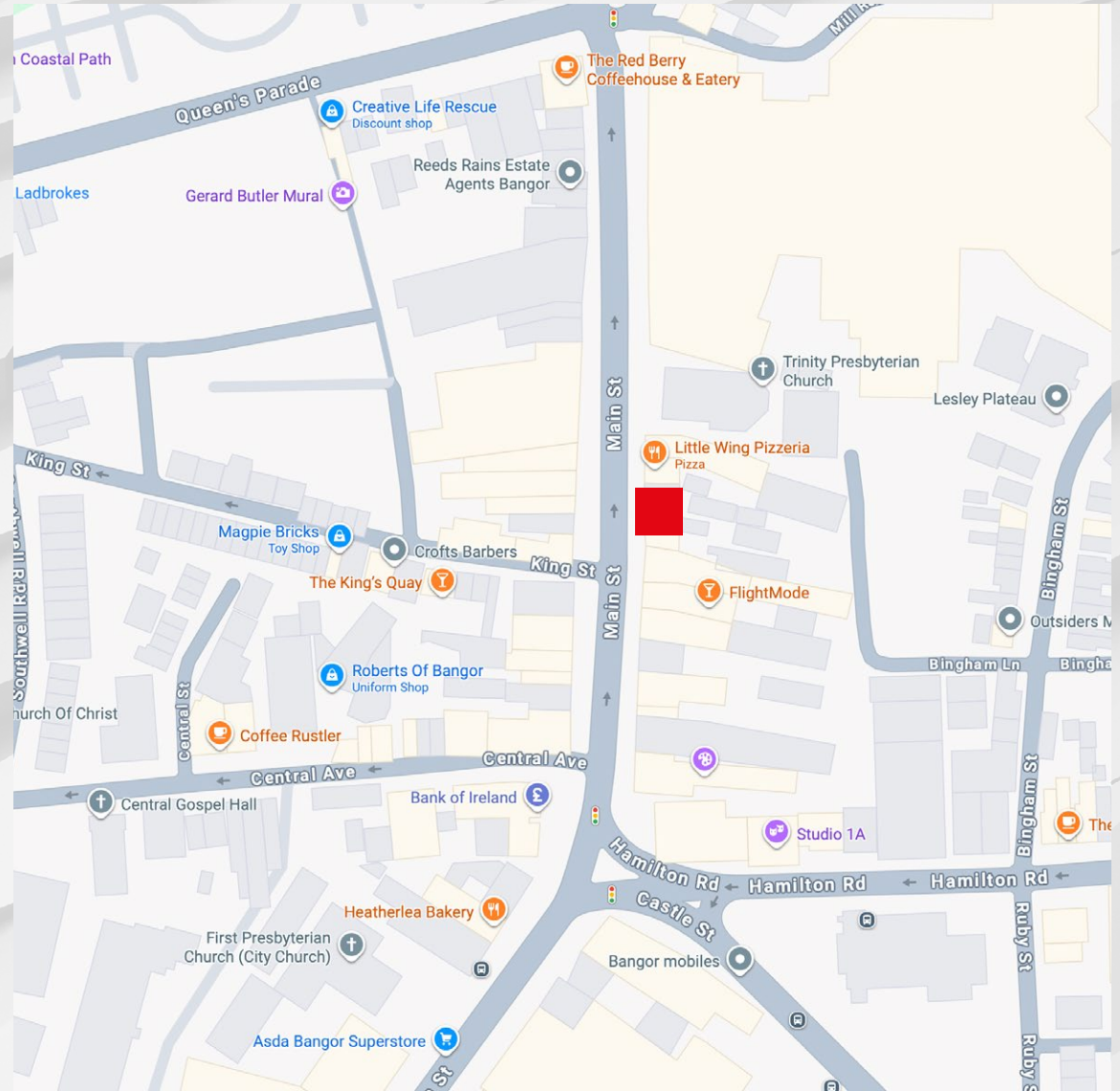
All prices, rentals and outgoings are quoted exclusive of VAT which may be chargeable.



VIEWING AND FURTHER INFORMATION

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