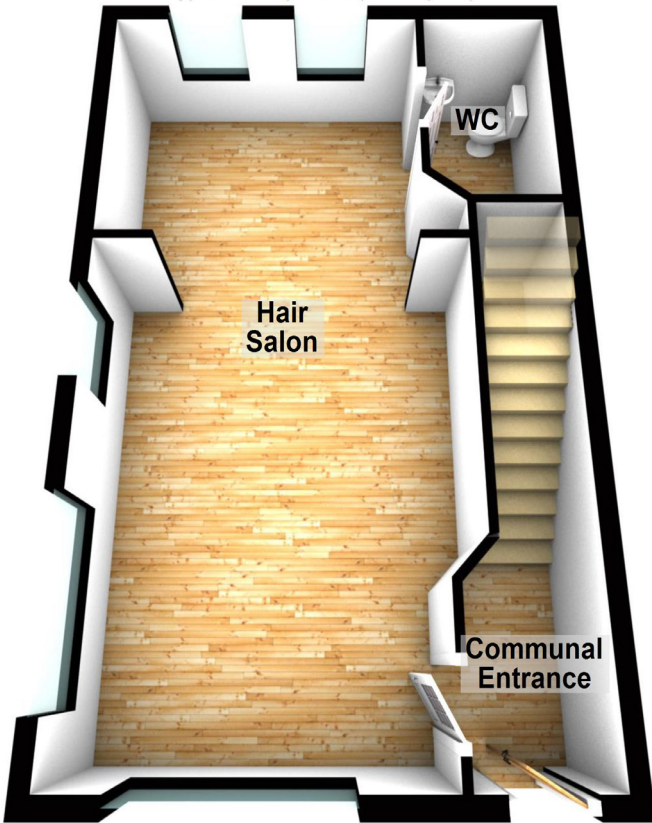


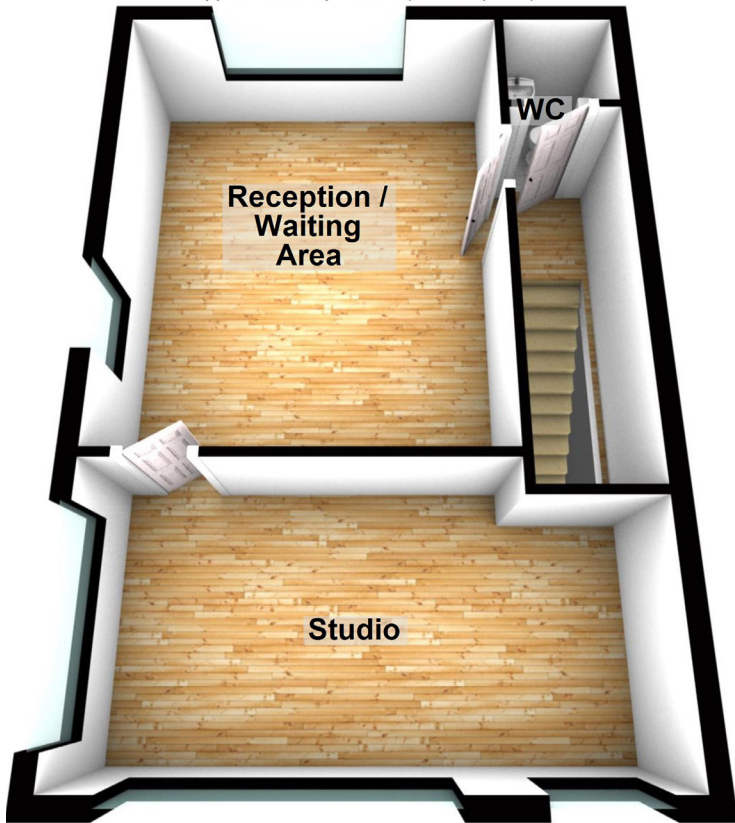
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PROPERTY ESTATES

Ground Floor (Hair Studio)
Approx. 34.7 sq. metres (373.8 sq. feet)



First Floor (Tattoo Studio)
Approx. 36.8 sq. metres (396.2 sq. feet)



Total area: approx. 71.5 sq. metres (770.0 sq. feet)



These particulars are given on the understanding that they will not be construed as part of a contract or lease. Whilst every care is taken in compiling the information, we give no guarantee as to the accuracy thereof and prospective purchasers are recommended to satisfy themselves regarding the particulars. We have not tested any heating or electrical systems

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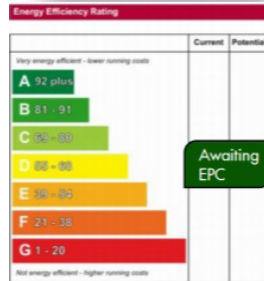
Independent

PROPERTY ESTATES



3 Holborn Avenue, Bangor Offers Over £82,500

FOR
SALE



- Detached Two Storey Premises
- Town Centre Location
- Businesses Not Affected
- Ground Floor: Hair Sudio
- Ground Floor Unit Circa 370 sqft
- First Floor: Tattoo Studio
- First Floor Unit Circa 390 sqft
- Gas Fired Central Heating
- uPVC Double Glazing
- Well-Maintained Throughout

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Independent Property Estates are pleased to introduce to the Sales Market Number 3 Holborn Avenue Bangor.

This is a fantastic Investment Opportunity to acquire a prominent building in the heart of Bangor Town Centre.

The current businesses are unaffected by the sale of the Premises and as such gives the purchaser the benefit of sitting tenants.

The premises comprises of two floors. The Ground Floor is currently occupied by a Hair Studio and the First Floor is occupied by a Tattoo Studio.

The Hair Studio offers approx 370 sqft with the Tattoo Studio offering approx 390 sqft of space.

This Premises is supplied with Gas Fired Central Heating & uPVC Double Glazing throughout.

Located in Bangor Town Centre, just off the High Street, this Premises enjoys high levels of passing vehicular & pedestrian traffic along with nearby parking facilities and a host of

All prices, outgoings etc are exclusive of, but may be subject to VAT



Ground Floor : Hair Studio

Salon Area - Circa 335 sqft
W.C. / Store Area - Circa 35 sqft

First Floor: Tattoo Studio

Reception / Waiting Area - Circa sqft
W.C. / Store Area - Circa 35 sqft

