

Independent

PROPERTY ESTATES

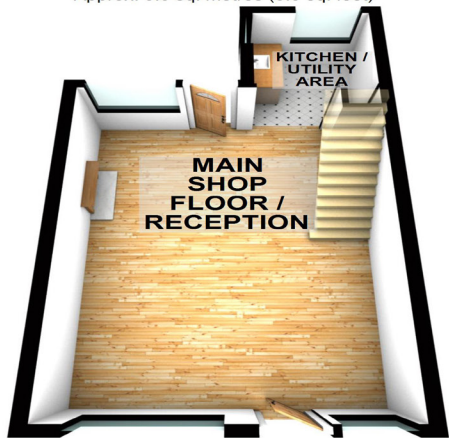


Independent

PROPERTY ESTATES



Ground Floor
Approx. 0.0 sq. metres (0.0 sq. feet)



First Floor
Approx. 0.0 sq. metres (0.0 sq. feet)



Second Floor
Approx. 0.0 sq. metres (0.0 sq. feet)



Total area: approx. 0.0 sq. metres (0.0 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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FOR
SALE

McVeighs, 98 High Street, Bangor

Offers Over - £125,000

- 'McVeighs – The New'
- Stunning Town Centre Commercial Unit
- Set out over Three Floors
- Shop Frontage to High Street
- Popular Town Centre Location
- Thriving High Street Location
- High Levels of Traffic
- Suitable for a myriad of Businesses

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At Independent Property Estates, we sell lots of Properties, of all types and sizes but it is always a privilege to offer For Sale, something which is just a little bit different..... such as 'McVeigh's – The New,' 98 High Street, in the heart of Bangor, County Down.

We are truly honoured to be instructed to offer to the Sales Market what is one of the most iconic Commercial Premises in Bangor.

The Property was acquired by our Clients a few years back, having previously been a renowned garment shop dating back many years.

Ground Floor

Main Shop Floor (21' 04" x 14' 04")

Dual aspect, accessed via a uPVC and Double-Glazed Door, comprising Herringbone Tiled Flooring, part Panel Walls, part exposed Brick Walls, part exposed Stone Walls, recessed Spotlights, a feature open Fire with a Tile and Cast-Iron Surround, Wooden Mantle, and Stone Hearth. Complete with high visibility frontage onto High Street, access to the rear via a uPVC and double-Glazed Door. Through to:

Utility / Kitchen Area (6' 09" x 6' 05")

Comprising Tiled Flooring, low level Units with a complimentary Worktop, a Stainless-Steel Sink, recessed Spotlights, and access to under stair storage.

First Floor

Landing (11' 11" x 4' 02")

Complete with solid Wooden Flooring and recessed Spotlights.

Shower Room (6' 07" x 6' 04")

Three-piece suite comprising a corner Mains Shower, a Low Flush W.C., and a Wash Hand Basin. Complete with part Panel Walls, part exposed Brick Walls, part Tiled Walls, Tiled Flooring, an Extractor Fan, recessed Spotlights, a Velux Window providing ample natural light and a Chrome Heated Towel Rail.

Office One (14' 06" x 10')

Front aspect Office with solid Wooden Flooring, an open Fire with a Cast Iron Mantle and Surround, a Tiled Hearth and a feature exposed Brick Wall.

Office Two (10' 07" x 10' 03")

Rear aspect Office with solid Wooden Flooring.

Second Floor

Office Three (13' 06" x 9' 05")

Front aspect office with solid Wooden Flooring, a feature Wall mounted Electric Fire, a feature exposed Brick Wall. Complete with access to Eaves storage.

Outside

Accessed via a uPVC and double Glazed Door, this private, Wall enclosed Yard is complete with loose Stone, Paving. Access to the rear for Bins.

