

Independent

PROPERTY ESTATES

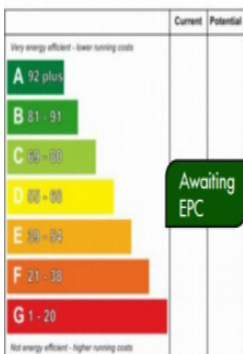


**TO
LET**

90a High Street, Bangor

Rent - £500 Per Month (Including Rates)

Energy Efficiency Rating



- First Floor Premises
- Town Centre Location
- Recently Fully Renovated
- Two Separate Offices

- Total Office Space Circa 210 sqft
- Modern Fitted Shower Room
- Wash Cupboard fitted with Sink
- Remote Controlled Shutter



Independent Property Estates are delighted to introduce to the Commercial Rental Market Number 90a High Steet, Bangor.

This commercial space, ideal for office use, has recently been fully renovated to a high standard to offer a premises that is simply ready to move in to.

Comprising two separate office spaces, each fitted with multiple wall-mounted powerpoints and recessed lighting, as well a newly fitted Shower Room and a concealed wash area.

Office One – 138 sqft approx

Front aspect Office space with multiple wall-mounted powerpoints and recessed lighting.

Office Two – 69 sqft approx

Rear aspect Office space with multiple wall-mounted powerpoints and recessed lighting.

Shower Room – 41 sqft approx

Newly fitted Shower Room with a white three-piece suite comprising a tiled Shower Cubicle with an electric Shower Unit, a Push Button W.C. and a Pedestal Wash Hand Basin. Complete with tiled floor.

Wash Cupboard

Concealed Wash Cupboard comprising a low level unit with storage under and a Worktop with a Stainless Steel Sink Unit.



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