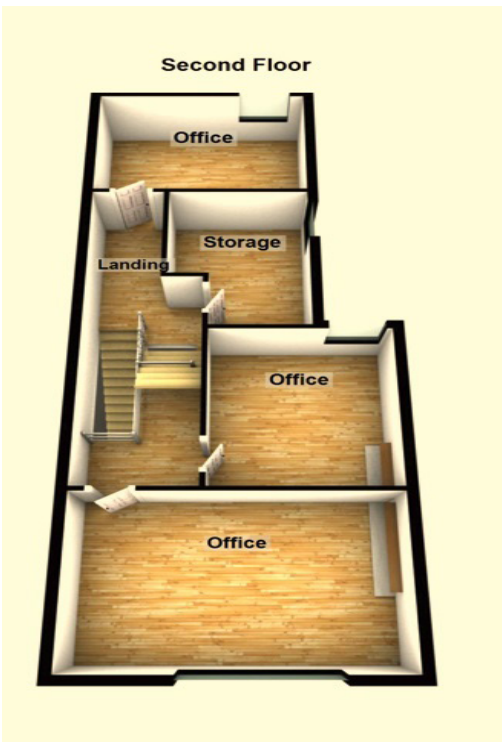
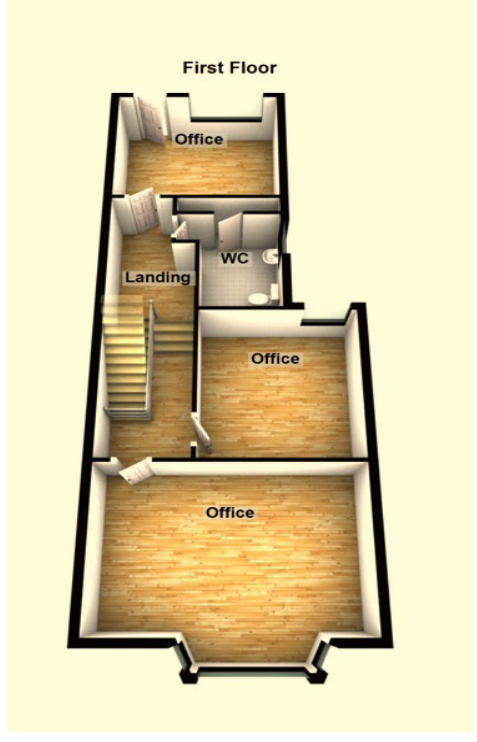
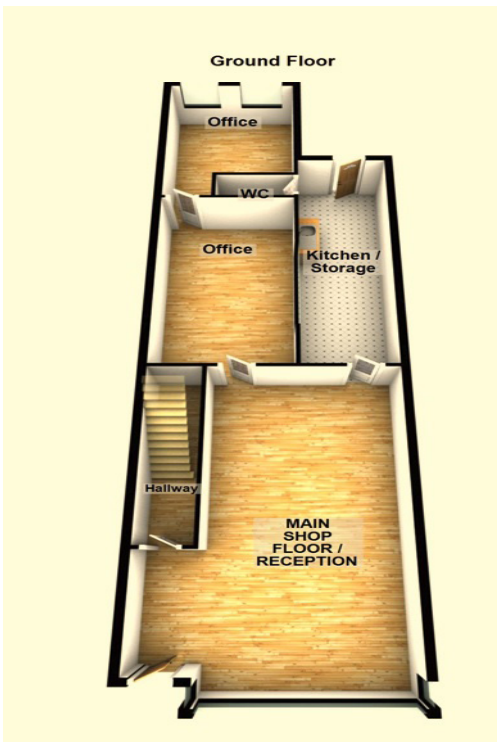


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PROPERTY ESTATES



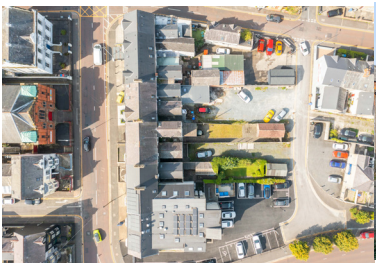
These particulars are given on the understanding that they will not be construed as part of a contract or lease. Whilst every care is taken in compiling the information, we give no guarantee as to the accuracy thereof and prospective purchasers are recommended to satisfy themselves regarding the particulars.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

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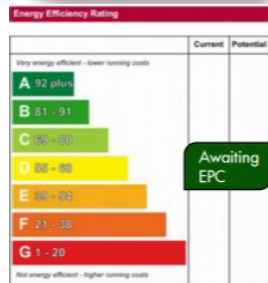
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PROPERTY ESTATES



FOR
SALE



23 Hamilton Road, Bangor
Offers Over £149,950!

- City Centre Commercial Unit
- Set out over Five Floors
- Shop Frontage on to Hamilton Road
- Eight Separate Offices
- Kitchen Area, Ground Floor W.C.

- First Floor W.C.
- Rear Garden in Lawn & Paving
- Detached Garage
- Popular City Centre Location
- Suitable for a myriad of Businesses

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Independent Commercial are delighted to offer to the market number 23 Hamilton Road, Bangor, a fantastic opportunity to purchase a Bangor City Centre Premises.

23 Hamilton Road is set out over five floors and benefits from Shop Frontage onto Hamilton Road, Bangor – taking advantage of the large amount of daily footfall.

Ground Floor

Main Shop Floor (28' 08" x 17' 07")

Complete with Laminate Wooden Flooring. Bright and spacious with frontage onto Hamilton Road.

Office 1 (19' 03" x 10' 08")

Rear aspect office. Access to:

Office 2 (15' 07" x 9' 05")

Rear aspect office.

Kitchen / Storage (21' 03" x 5' 09")

Range of high- and low-level Units and a Stainless-Steel Sink and Drainer Unit. Access to the rear.

W.C. (7' 05" x 1' 09")

Complete with a W.C.



First Floor

Landing (22' 09" x 5' 06")

Office 3 (10' 08" x 10' 08")

Rear aspect office.

W.C. (6' 06" x 5' 09")

Two-piece white Suite comprising a Pedestal Wash Hand Basin and a W.C. Complete with an Extractor Fan and access to built-in Storage.

Office 4 (12' 01" x 11' 02")

Front aspect office.

Office 5 (17' 07" x 12' 01")

Front aspect office with a feature Bow Bay Window.



Second Floor

Landing (24' 03" x 5' 09")

Access to Roof space.

Office 6 (10' 08" x 9' 05")

Rear aspect office.

Store (10' 02" x 4' 03")

Office 7 (12' 01" x 10' 05")

Front aspect office.

Office 8 (17' 07" x 12' 01")

Front aspect office.

Outside

To the rear of the Property there is a Fence enclosed Garden in Lawn with access to the Detached Garage.

Garage (21' 07" x 11' 08")

Dual access via an up and over Door to the front and a rear pedestrian Door.