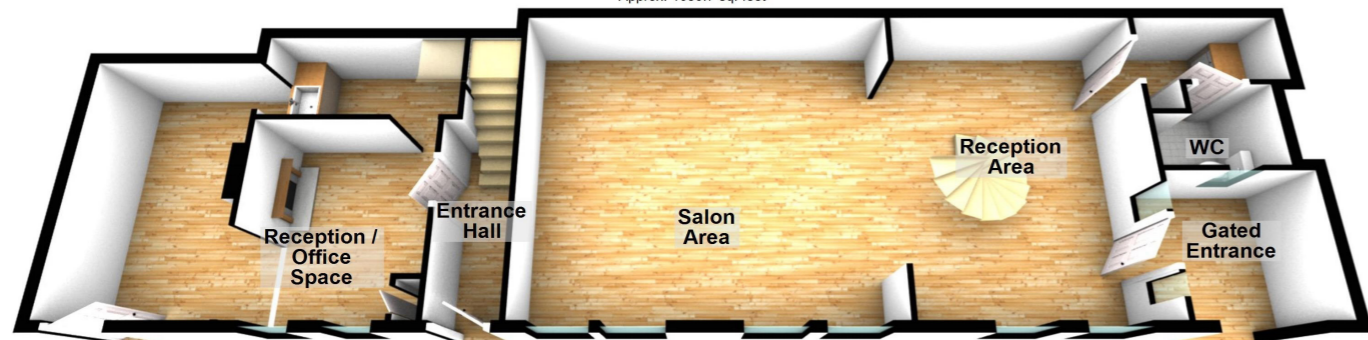


# Independent

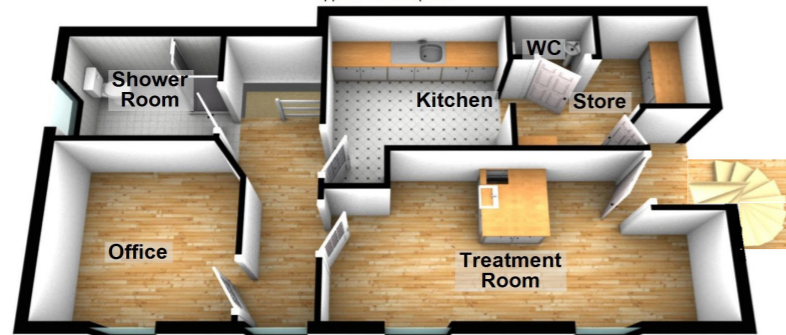
PROPERTY ESTATES



Ground Floor  
Approx. 1050.7 sq. feet



First Floor  
Approx. 604.8 sq. feet



Total area: approx. 1655.5 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

028 9145 0000  
www.ipestates.co.uk

Part of The Independent Group of Companies

# Independent

PROPERTY ESTATES



FOR SALE

4-6 Albert Street, Bangor

Offers Over - £275,000

City Centre Commercial Property Suitable For a Number of Individual Uses Finished to a High Standard Throughout

Currently Used as a Hair Salon with separate Office Space with separate entrances

Salon & Office Premises linked internally offering potential single and separate unit usage

Total Internal Area Approx 1,656sqft (Salon Approx 685sqft, 1st Floor approx. 605sqft, Ground Floor Office Area 310 sqft)

Ground Floor W.C. & First Floor Shower Room, First Floor Kitchen & Ground Floor Utility Room, Gas Central Heating

Close to Bangor Marina, Car Parks and convenient to Bus & Rail Station

028 9145 0000  
www.ipestates.co.uk

Part of The Independent Group of Companies



## 'Salon' Unit (Ground Floor)

**Reception Space (18' 10" x 13' 6")**  
Tiled flooring and a feature Cast Iron spiral staircase to the First Floor. Open plan to:

**Salon Area (20' 2" x 17' 6")**  
Spacious front aspect area open plan off the Reception.

**Utility Room (8' 0" x 4' 0")**  
Plumbed for a Washing Machine and complete with tiled floor.

**W.C. (6' 10" x 4' 10")**  
White two-piece suite comprising a Push Button W.C. and a Pedestal Wash Hand Basin. Complete with tiled flooring.

## 'Salon' Unit (First Floor)

**Treatment Room (20' 9" x 9' 0") at widest point**  
Front aspect Room with Laminate Wooden Floor, Wash Facilities and access from the Spiral Staircase from the Salon Ground Floor. Additional doorway from 'Office' Unit Landing.

**Kitchen (10' 4" x 9' 11") at widest point**  
Range of high and low level units with complimentary Worktops with Stainless Steel Sink Unit and access from the Spiral Staircase from the Salon Ground Floor. Additional doorway from 'Office' Unit Landing. Open Plan to:

**Store (5' 7" x 5' 0")**  
Open plan off Kitchen offering storage space. Laminate Wooden Floor.

**W.C. (4' 7" x 2' 6")**  
Two-piece suite with a wood-panel Bath with Electric Shower and a Pedestal Wash Hand Basin. Complete with tiled walls.

**W.C. (5' 3" x 2' 7")**  
White two-piece suite comprising a Corner Wash Hand Basin and a Push Button W.C.

## 'Office' Unit (Ground Floor)

**Office Reception (11' 7" x 9' 1")**  
Accessed via Entrance Hall from Albert Street. Laminate Wooden Floor. Dual opening Fireplace and Feature exposed brickwork. Open plan to:

**Office Area (14' 9" x 8' 11")**  
Laminate Wooden Floor. Dual opening Fireplace and Feature exposed brickwork. Additional door access from Albert Street.

**Kitchenette (10' 8" x 5' 3")**  
Sink unit, Laminate Wooden Floor and access to storage cupboard. Accessed open plan off the Reception Area.

## 'Office' Unit (Ground Floor)

**Office (10' 0" x 9' 11")**  
Front aspect Office with Laminate Wooden Flooring.

**Shower Room (8' 4" x 6' 2")**  
Modern Shower Room with a white three-piece suite comprising a Pedestal Wash Hand Basin, a W.C. and a Shower Cubicle. Complete with tiled flooring.

**Landing**  
Stairs from Ground Floor Entrance Hall and two individual doors leading into the 'Salon' Unit.

