

FOR SALE

76 Abbey Street,
Bangor



Prominent Office/Commercial Premises

Property Highlights

- Occupying an excellent position within Bangor Town Centre, close to the Rail & Bus Station.
- Extending to approximately 638.41 sqft (59.31 sqm).

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Location

Bangor, one of Northern Ireland's most affluent and densely populated areas is located approximately 12 miles from Belfast with a resident population of c. 60,000 and a district catchment of c. 160,000.

The property occupies a prominent position on Abbey Street, benefitting from a high level of passing footfall and traffic and is within easy walking distance of the town centre, public car parks and the rail/bus station.

Description

The property comprises a two storey building of traditional construction with rendered front elevation, pitched slate roof and a two storey rear return.

Arranged to provide office accommodation at ground floor with further offices, kitchen and WC facilities at 1st floor.

Internal finishes included part plastered/papered and painted walls and ceilings, wood laminate and carpet floor coverings and fluorescent strip lighting.

Accommodation

The property provides the following approximate net internal area:

Description	Sq ft	Sq m
Ground Floor Offices	404.08	37.54
First Floor Offices & Kitchen	234.33	21.77
Total	638.41	59.31

*WCs reflected

Net Annual Value

We are advised by Land & Property Services that the NAV of the property is £5,200, resulting in rates payable of approx. £2,963.15 (2019/20).

Title

We are advised the property is held Long Leasehold.

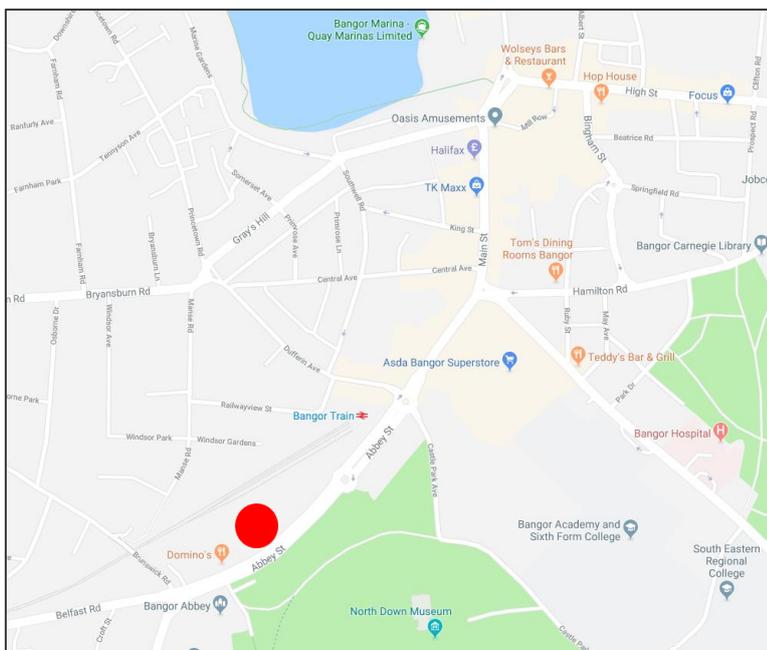
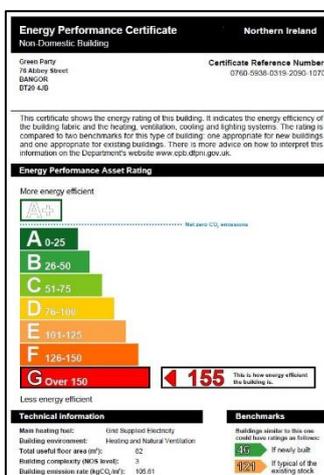
Price

Price on application.

VAT

We are advised that the property is not elected for VAT and therefore not payable on the purchase price.

EPC



Not to scale/For identification purposes only

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