



PER ANNUM

£10,500

15 Hamilton Road
Bangor
BT20 4LF



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Sales, Lettings and Property Management

This property is situated on the highly desirable Hamilton Road, just a short walk from Bangor's Main Street and Bingham Street public car park.

Spanning 1,240 square feet over three floors, the property currently has hot food consent and would be suitable for various uses, subject to necessary planning consents. The ground floor features a spacious front area, kitchen space, washroom, and rear storage.

The first floor offers six individual rooms, ideal for additional seating or office space, with two more rooms on the second floor.

Given Hamilton Road's increasing popularity and the heavy traffic flow throughout the day, this property is unlikely to remain on the market for long, so early viewing is recommended.

The property has recently been refurbished and now features

newly installed Gas Fired Central Heating throughout.

NAV £6,450 (Current Rates Approx. £3,493 per annum)

EPC rating 114 E



TYPE ROOM NAME HERE



TYPE ROOM NAME HERE



TYPE ROOM NAME HERE

PROPERTY FEATURES



TYPE ROOM NAME HERE



TYPE ROOM NAME HERE

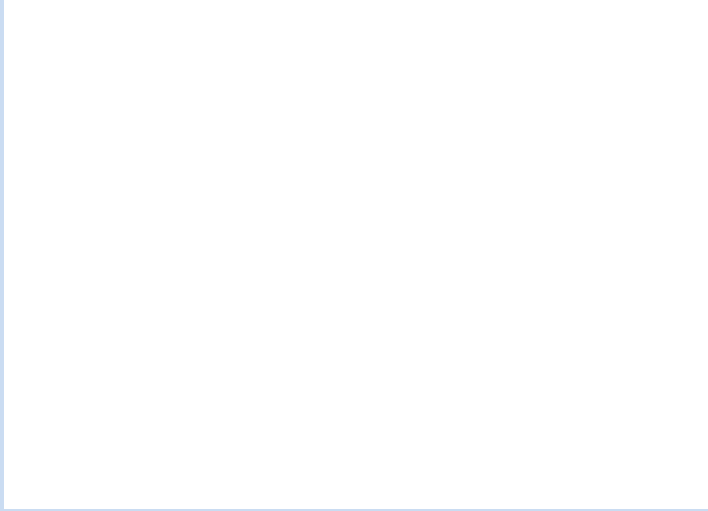


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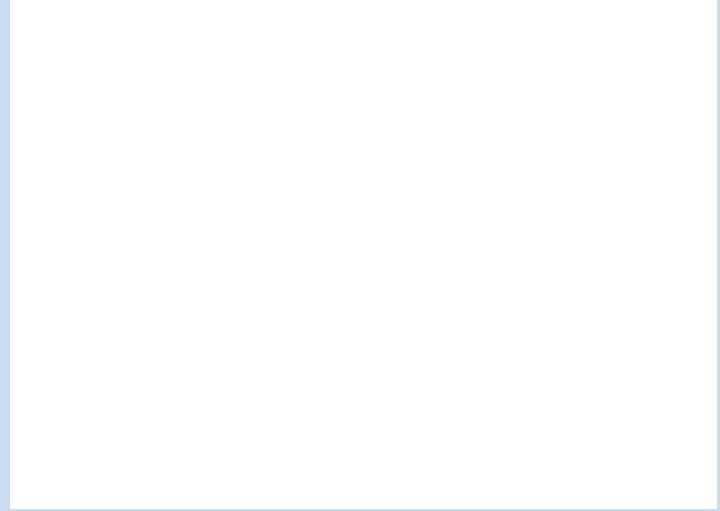
THIS PROPERTY COMPRISES

- Located on the highly desirable Hamilton Road, a short walk from Bangor's Main Street and Bingham Street public car park.
- Spans 1,240 square feet over three floors.
- Includes hot food consent, suitable for various uses (subject to necessary planning consents).
- Ground floor features a spacious front area, kitchen space, washroom, and rear storage.
- First floor offers six individual rooms, ideal for additional seating or office space.
- Two additional rooms are located on the second floor.
- Increasing popularity and heavy traffic flow on Hamilton Road suggest high interest.
- Recently refurbished throughout.
- Newly installed Gas Fired Central Heating.
- NAV £6,450 with current rates approximately £3,493 per annum.

FLOOR PLANS



GROUND FLOOR



FIRST FLOOR



TYPE ROOM NAME HERE

Energy Efficiency Rating

The rating for this property is:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

* For your information: The UK average rating is 'E50'.



DO YOU NEED TO SELL?

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WILL YOU NEED A MORTGAGE?

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LETTINGS & PROPERTY MANAGEMENT

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