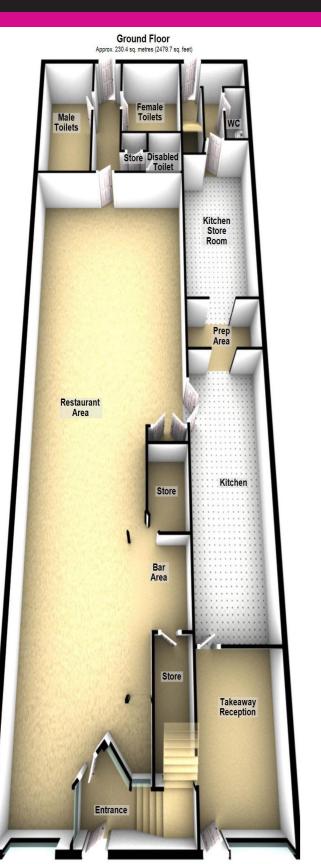
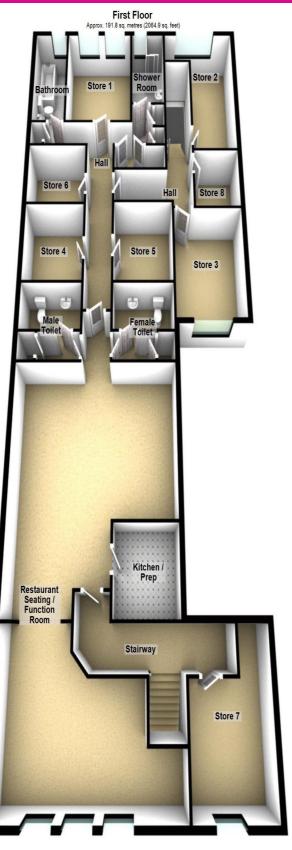
Independent





Total area: approx. 422.2 sq. metres (4544.6 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

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Independent

ESTATES





14-18 Abbey Street, Bangor

Offers Over £380,000

Extensive Two Storey Town Centre Premises Currently Trading as a Restaurant / Takeaway (Now Retiring) Suitable For Multiple Uses (Subject to Planning & Approvals) Total Area Circa 4,661 sqft **Ground Floor Restaurant Area Circa 1,152 sqft**

First Floor Restaurant / Function Room Circa 664 sqft Takeaway Reception Area Circa 175 sqft Kitchen / Prep / Store Area Circa 509 sqft First Floor Storage Rooms Total Circa 844 sqft **Multiple Ground Floor & First Floor Toilet / Bathing Facilities**

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TAKEAWAY RECEPTION: 4.57m x 3.56m (15' 0" x 11' 8")

RESTAURANT:

19.3m x 6.5m (63' 4" x 21' 4") at widest point

8.18m x 3.05m (26' 10" x 10' 7")

PREP ROOM: 2.95m x 1.63m (9' 8" x 5' 4")

KITCHEN STORE ROOM: 6.05m x 2.95m (19' 10" x 9' 8")

STAFF W.C.: 2.21m x 0.97m (7' 3" x 3' 2")

MALE TOILETS:

4.57m x 2.26m (15' 0" x 7' 5")

FEMALETOILETS: 3.05m x 2.44m (10' 0" x 8' 9")

DISABLED TOILET: 1.57m x 1.45m (5' 2" x 4' 9")

FUNCTION ROOM / RESTAURANT (FRONT): 6.48m x 4.44m (21' 3" x 14' 7") at widest point

FUNCTION ROOM / RESTAURANT (REAR): 6.35m x 6.98m (20' 10" x 22' 11")

PREP / KITCHEN AREA: 2.57m x 2.46m (8' 5" x 8' 1")

Store I 3.76m x 2.74m (12' 4" x 9' 9")

4.98m x 3.05m (16' 4" x 10' 5") at widest point

4.09m x 2.74m (13' 5" x 9' 7")

Store 4 2.74m x 2.51m (9' 0" x 8' 3")

2.82m x 2.51m (9' 3" x 8' 3")

Store 6

2.5 lm x 2.2 lm (8' 3" x 7' 3")

4.44m x 2.82m (14' 7" x 9' 3")

2.16m x 1.96m (7' 1" x 6' 5")

BATHROOM:

3.76m x 1.47m (12' 4" x 4' 10")

SHOWER ROOM: 3.m x 1.47m (9' 10" x 4' 10")









