

# Independent

PROPERTY ESTATES



**TO  
LET**

**90 High Street, Bangor**

**Rent - £500 Per Month (Excluding Rates)**

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
A 92+ plus		
B 81 - 91		
C 69 - 80		
D 55 - 68		
E 49 - 54		
F 39 - 48		
G 1 - 38		
Not energy efficient - higher running costs		
	Awaiting EPC	

- Ground Floor Premises
- Town Centre Location
- Recently Fully Renovated
- High Visibility Frontage
- Hot Food License
- Ideal For Hot Food Takeaway
- Suitable for non-food commercial
- Waiting / Service / Office / Shop Area to Front
- Food Prep. / Storage / Kitchen / W.C. to Rear
- Access to Rear Yard

**028 9145 0000**  
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**This commercial space has recently been fully renovated to a high standard to offer a premises that is simply ready to move in to.**

**This premises benefits from an active Hot Food Licence and as such is ideal for use as a Hot Food Takeaway. Currently, there is a ventilation system installed in the Kitchen Area.**

**Beyond use as a Food Premises, 90 High Street also lends itself to use for retail or office space. Currently fitted out with Laminate Wooden Flooring, recessed lighting and multiple wall-mounted PowerPoints, this premises is ready to go.**

**To the front of the Property, a full length double glazed window capitalises on the high levels of passing pedestrian and vehicular traffic.**

**Shop Front – 200 sqft approx**

**Full length double glazed shop front onto High Street capitalising on the high levels of passing traffic. Complete with Laminate Wooden Flooring, recessed lighting and multiple wall mounted power points.**

**Kitchen Area / Store Room – 116 sqft approx**

**Tiled area with ventilation unit fitted. If non-food use, ideal for store area.**

**W.C. Area – 31 sqft**

**Two-piece suite comprising a push button w.c. and a Pedestal Wash Hand Basin. Complete with tiled floor.**

**Rear Yard**

**Concrete yard accessed from the Kitchen. Separate rear access from Alfred Street.**



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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