

FOR SALE



Excellent Development Opportunity

**103-107 Bloomfield Road South
Bangor
BT19 7HR**

- Prominent location in the thriving commuter town of Bangor.
- The site extends to c. 0.3 acres.
- The subject property is zoned as 'White Land' within the local Area Plan.

LOCATION

Bangor is a thriving commuter town and popular tourist destination situated c. 12 miles east of Belfast City. The town has a residential population of approximately 25,000 with a wider catchment area in excess of 200,000 persons.

Bangor is well served by road communications being located on the main A2 providing links to Belfast and the A21 which provides links to the east of the province and Newtownards.

DESCRIPTION

The subject comprises a prominent corner site at the entrance to Bloomfield Shopping Centre and Bloomfield Road Roundabout, both of which benefit from high levels of passing vehicular traffic.

The opportunity comprises a prominent corner site extending to c. 0.3 acres with frontage onto the internal estate road for the Bloomfield Shopping Centre with neighbouring tenants including McDonalds and Tesco.

The subject has future potential, subject to planning, for a commercial or residential development.

Note – the site was previously fully let with a Gross Rent of £75,000 per annum.

PLANNING

The subject is zoned as 'white land' within the local Area Plan and the holding benefits from full planning permission for the change of use of the hot food unit to a bookmaker's office (Planning Ref: LA06/2016/1020/F).

SITE AREA

The site extends to c. 0.3 acres.

ACCOMMODATION

Address	Sq Ft	Sq M
103 (Former Hot Food)	440	40.9
105 (Former Convenience Store)	1,319	122
105B (Former Arcade)	840	78
105C (Former Off Sales)	783	73
107 (1 st floor former Bar)	2,700	250.8
Total Internal Area	6,082	564.7



SALE DETAILS

Price: Offers invited.

Title: Assumed to be held by way of freehold title.

VAT

All prices and outgoings stated are exclusive of VAT, which will be chargeable.

EPC

The units have achieved Energy Performance Certificates of 122E & 61C

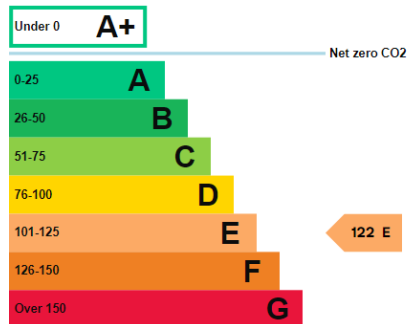
Contact agent for copy of full certificates.



101 Bloomfield Road South BANGOR BT19 7HR		103-107 Bloomfield Road South BANGOR BT19 7HR	
Energy rating		Energy rating	
E		C	
Valid until 16 March 2030	Certificate number 0929-0079-8930-1600-3003	Valid until 16 March 2030	Certificate number 2905-3017-0909-0000-1401
Property type	A1/A2 Retail and Financial/Professional services	Property type	A1/A2 Retail and Financial/Professional services
Total floor area	41 square metres	Total floor area	570 square metres

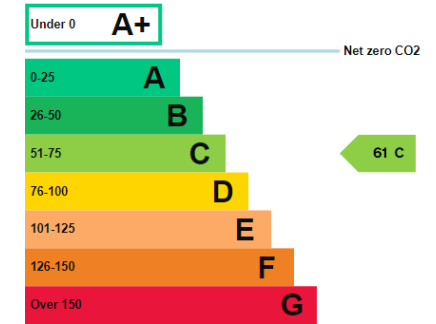
Energy rating and score

This property's current energy rating is E.



Energy rating and score

This property's current energy rating is C.



LOCATION



VIEWING

For further information or to arrange a viewing, please contact:

McConnell

 JLL Alliance Partner

Contact: Greg Henry / Ross Molloy

Tel: 07841 928670 / 07443 085690

Email: greg.henry@mcconnellproperty.com

ross.molloy@mcconnellproperty.com

Customer Due Diligence

As a business carrying out estate agency work, we are required to verify the identity of both the vendor and the purchaser as outlined in the following: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 -

<http://www.legislation.gov.uk/ukxi/2017/692/made>

Any information and documentation provided by you will be held for a period of five years from when you cease to have a contractual relationship with McConnell Chartered Surveyors. The information will be held in accordance with General Data Protection Regulation (GDPR) on our client file and will not be passed on to any other party, unless we are required to do so by law and regulation.