



028 90 205 900 mcconnellproperty.com



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 I and' within the local Area Plan

Montgomery House, 29-31 Montgomery Street, Belfast, BT1 4NX T: 028 90 205 900 E: info@mcconnellproperty.com

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

FOR SALE – 103-107 Bloomfield Road South, Bangor, BT19 7HR McConnell () JLL Alliance



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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

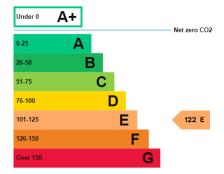
The units have achieved Energy Performance Certificates of 122E & 61C

Contact agent for copy of full certificates.



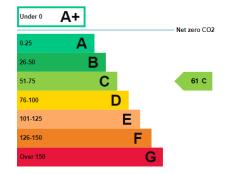
Energy rating and score

This property's current energy rating is E.



Energy rating and score

This property's current energy rating is C.



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LOCATION



VIEWING

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



Contact:	Greg Henry / Ross Molloy
Tel:	07841 928670 / 07443 085690
Email:	greg.henry@mcconnellproperty.com
	ross.molloy@mcconnellproperty.com

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http://www.legislation.gov.uk/uksi/2017/692/made

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