

41 Main Street, Bangor, BT20 5AF

For Sale

Highly Prominent Retail Property of Approx. 2,188 sq ft



Summary

- Prominent location in the heart of Bangor town centre.
- Four-storey mid terrace property with redevelopment potential.
- Suitable for a variety of uses - subject to planning permission.
- Sale price - offers invited in excess of £150,000 exclusive.

Location

The property is situated on Main Street in the heart of Bangor town centre. Bangor is located just 13 miles east of Belfast City Centre and is easily accessible via the A2 Belfast Road carriageway and Belfast-Bangor railway line. Bangor is a strongly populated town with over 60,000 residents and is well-known for its retail core and coastal dwellings. The subject property occupies a strategic location within the town with neighbouring occupiers including Little Wings, Santander, Subway, Blackbox Donuts and Cafe Nero. The property is also in close proximity to the Flagship Centre which was recently acquired following its closure in 2019 with new plans for a multi-tenant food market - subject to planning.

Description

The property comprises a four-storey mid terrace building situated across ground, first, second and third floors. Internally the property is finished to include plastered and painted walls, wooden flooring and a mixture of recessed strip and fluorescent strip lighting. The ground floor is currently fitted out for cafe/resturant use to include dining and kitchen facilities. The upper floors are accessible via an internal wooden staircase.

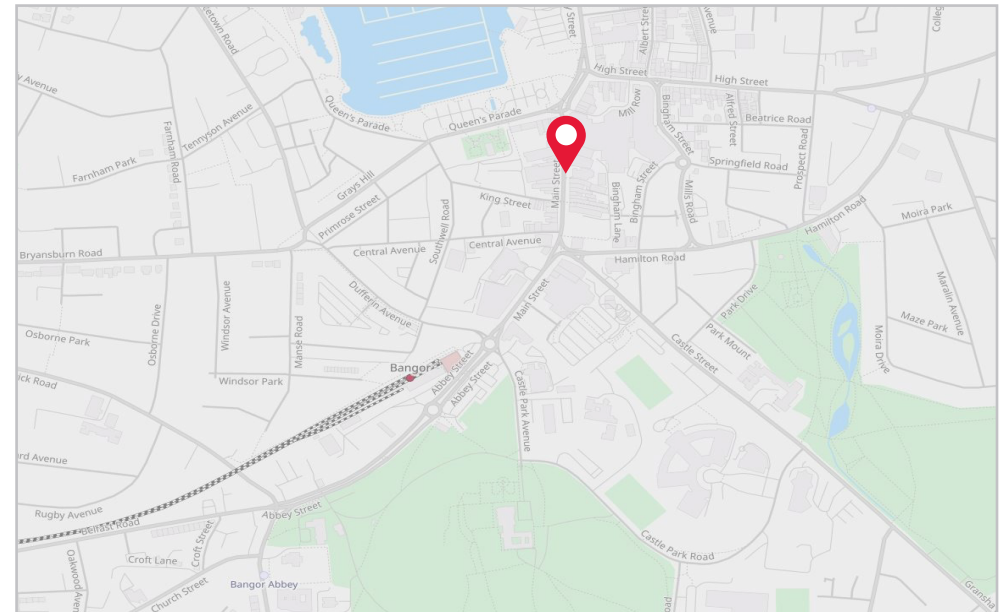
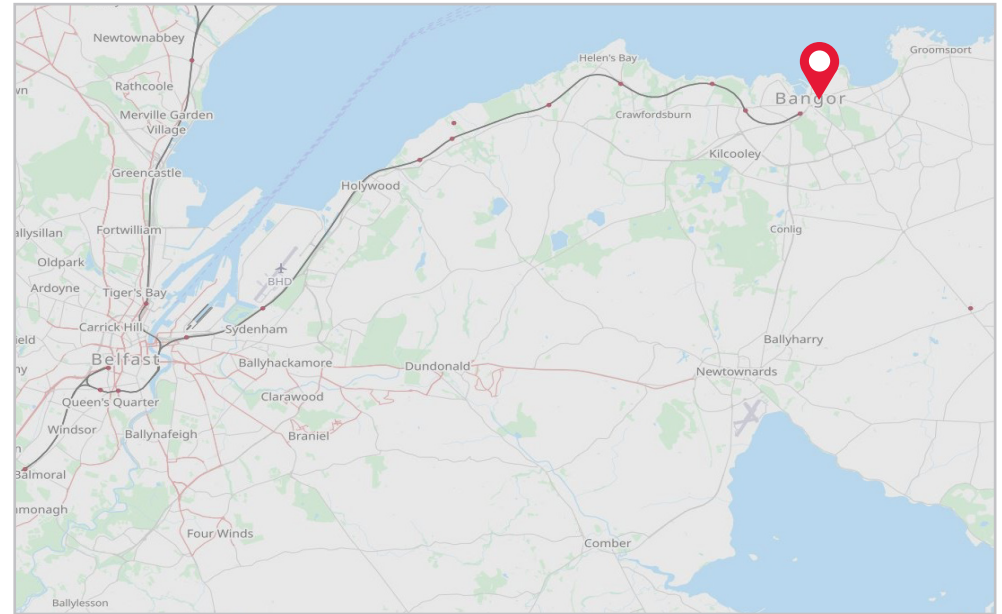
Externally the unit benefits from a rear service yard/onsite parking and direct frontage onto Bangor Main Street.

Specification

- Four storey mid terrace building
- Mixture of fluorescent strip and recessed strip lighting
- Wooden flooring
- Plastered and painted walls
- Suspended ceilings
- Rear service yard/car parking.

Schedule of Accommodation

	Sq Ft	Sq M
Ground Floor	1,154	107
First Floor	377	35
Second Floor	376	35
Third Floor	281	23
Total Internal Area	2,188	203





Price

Offers invited in excess of £150,000 exclusive.

The property will be offered with vacant possession.

Title

Assumed freehold title.

Energy Performance Certificate

The property benefits from an EPC rating of E118 and the Energy Performance Certificate is available upon request.

Rates

Net Annual Value: £13,600

Rate in £ 23/24: £0.5417

Rates Payable (if applicable): est £7,367.12 per annum

Value Added Tax

Prices, rents and outgoings may be liable to VAT.

Further Information

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

**Lambert
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