

# TO LET – RETAIL OPPORTUNITY

BANGOR BUS AND RAIL CENTRE, ABBEY STREET, BANGOR, BT20 4JA

**CBRE NI**  
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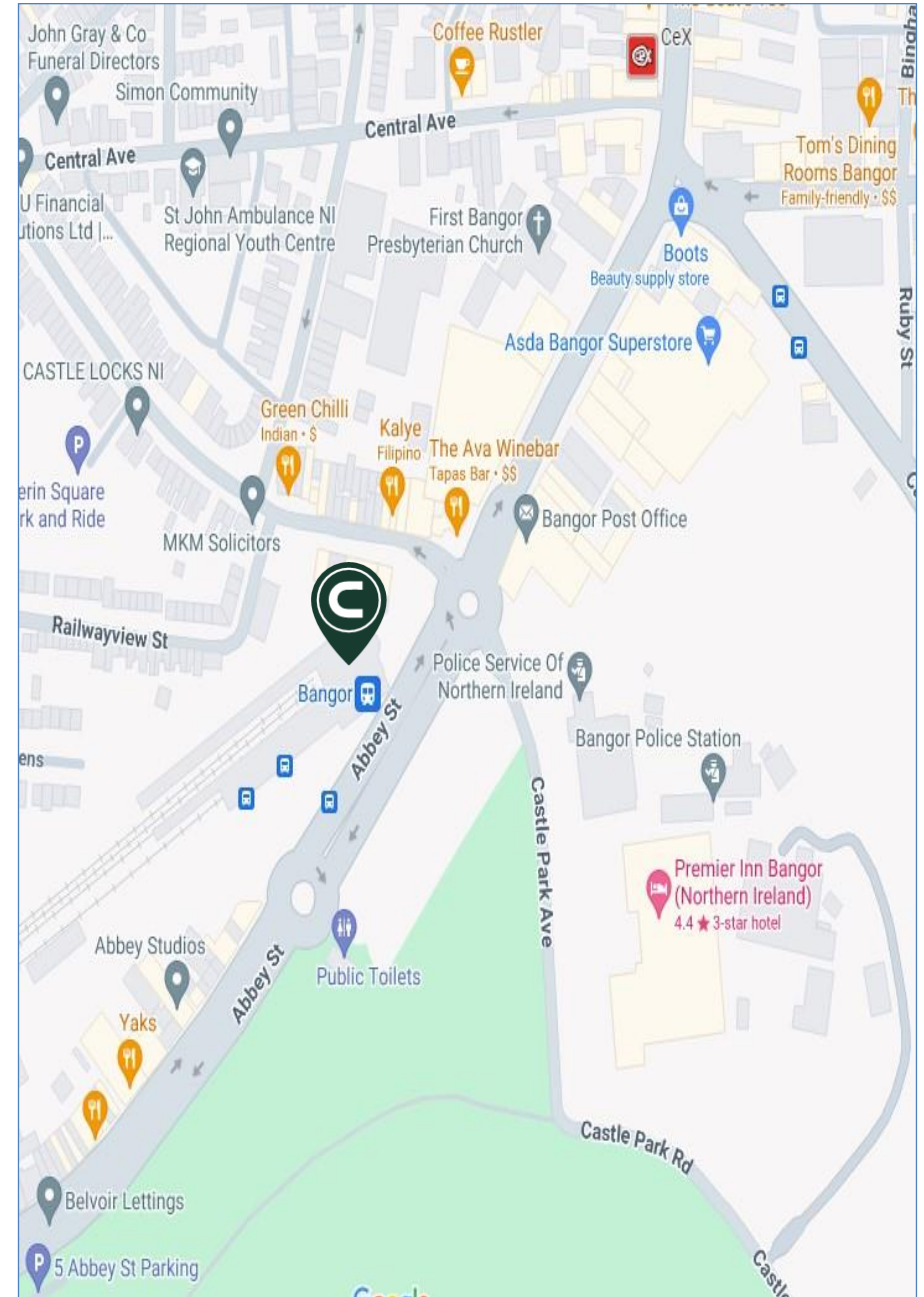
## BANGOR BUS AND RAIL STATION, ABBEY STREET, BANGOR, BT20 4JA

### *Location*

Bangor is a coastal city located in County Down approximately 13 miles from Belfast city and 10 miles from Belfast City Airport. It benefits from an excellent road network and is easily accessible via the A2 dual carriageway. There is also a direct train line connecting Belfast with Bangor, making it a popular commuter City for Belfast. The subject premises is located within the Bangor Bus and Rail Station and can be accessed either inside the Station or via Abbey Street.

### *Description*

The unit comprises a ground floor retail unit which has been finished to include tiled flooring, suspended ceiling with recessed lighting. The unit further benefits from extensive glazing throughout with frontage onto Abbey Street. Access to the unit is also available via Abbey Street adjacent to the Station entrance. The subject property may be suitable for a wide variety of uses subject to planning permission and necessary statutory consents.



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## Lease Details

Rent	On Application
Term	Negotiable
Repairs/Insurance	Full repairing and insuring basis
Service Charge	A service charge will be levied to cover external repairs and maintenance to common areas etc
Utilities	The occupier will be responsible for payment utilities consumed on the premises

## Accommodation

Area	
56.82 sq m	611 sq ft

## Rateable Value

To be assessed however the payment of rates is the responsibility of the occupier, if demanded

## VAT

All prices are quoted exclusive of VAT, which may be payable

## EPC

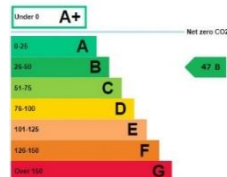
A copy of the EPC certificate is available below and can be made available upon request.

Retail Unit BANGOR RAIL STATION ABBAY STREET BANGOR BT20 4JA	Energy rating <b>B</b>
Valid until 4 October 2030	Certificate number 0162-0916-4041-8098-1145

Property type: All AD Retail and Financial/Professional services  
Total floor area: 56 square metres

### Energy rating and score

This property's energy rating is B.



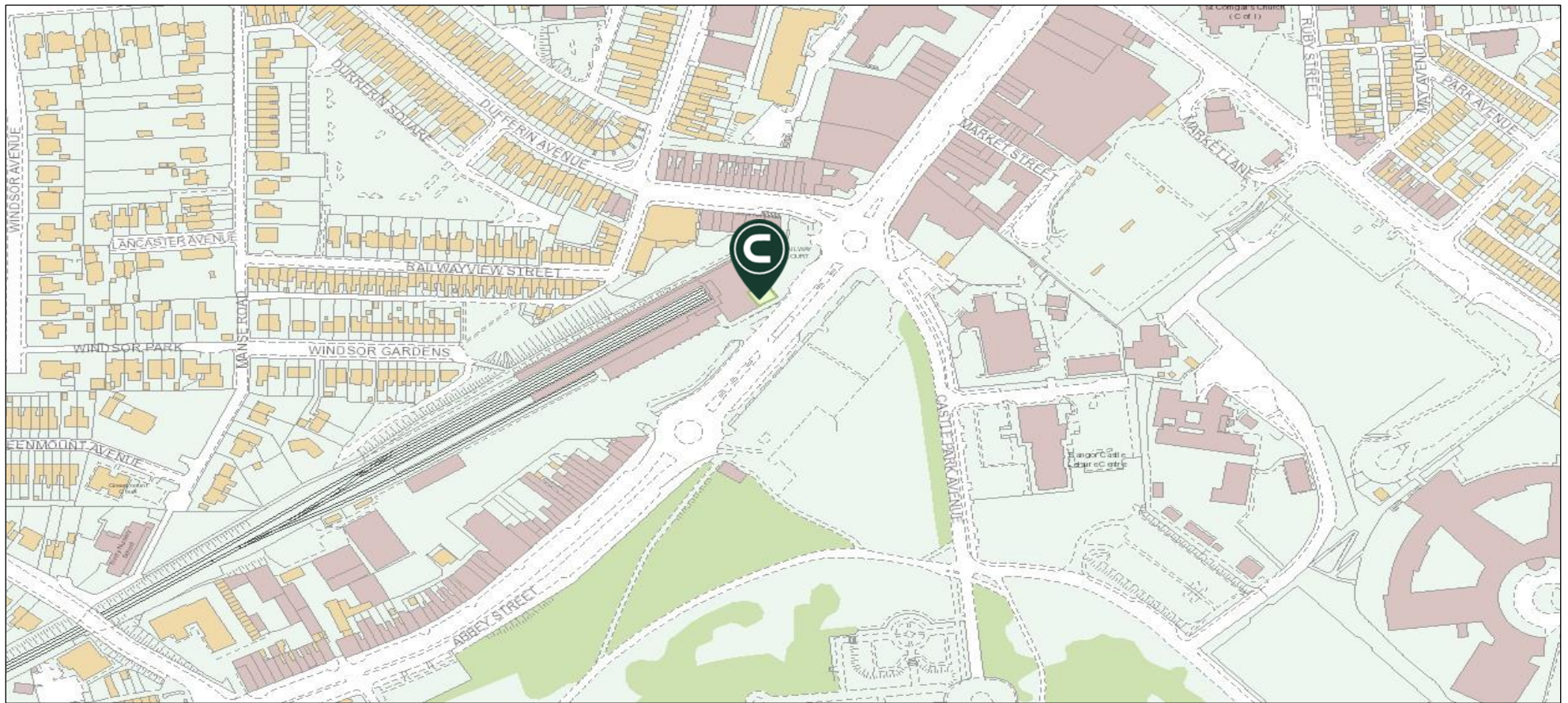
Properties get a rating from A+ (best) to G (worst) and a score. The better the rating and score, the lower your property's carbon emissions are likely to be.



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