



For Sale Commercial Premises And Yard With Development Potential

161-163 Clandeboye Road, Bangor BT20 3JP



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COMMERCIAL

028 90 500 100

SUMMARY

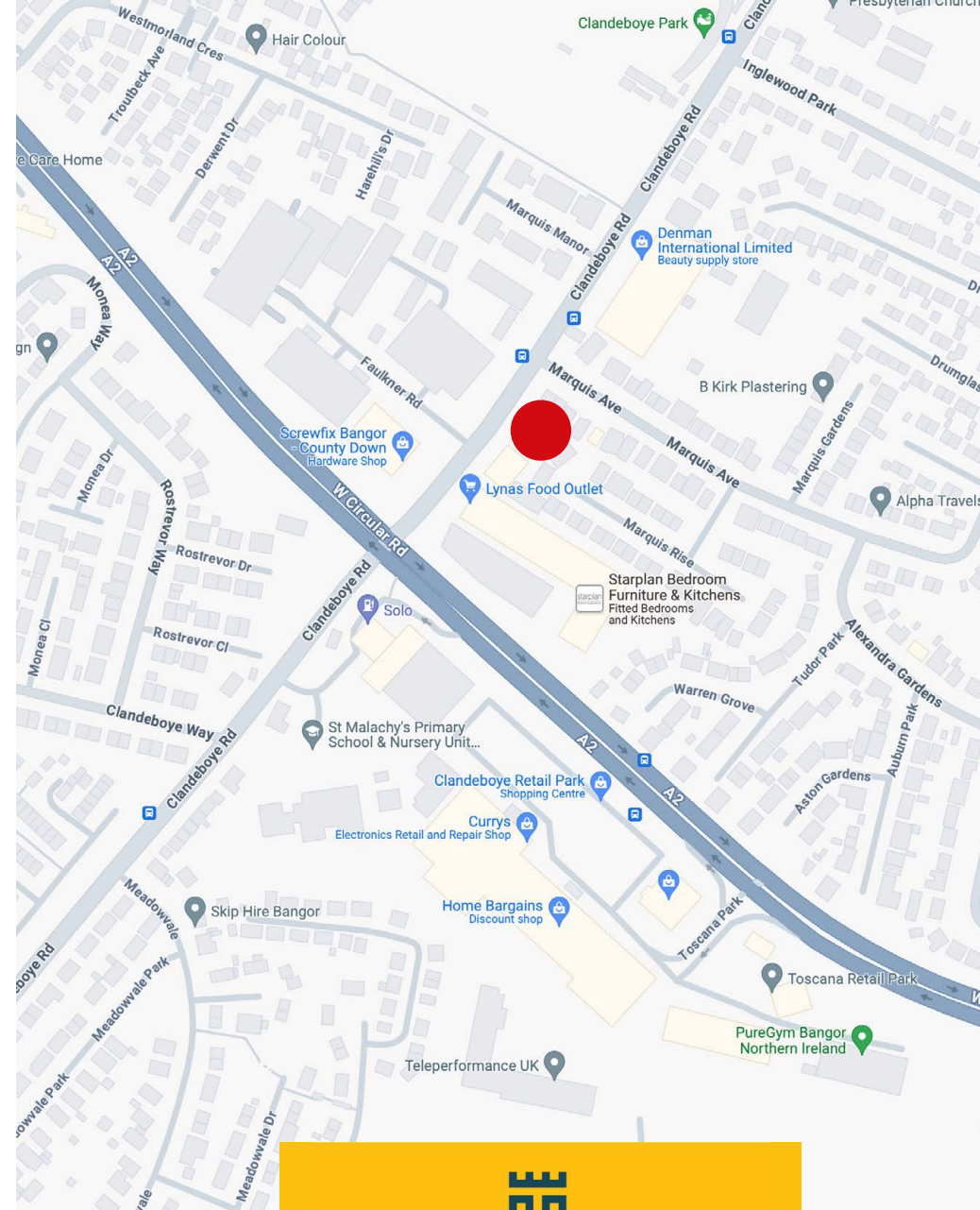
- The Property occupies a prominent location just off the South Circular Road.
- Suitable for a variety of uses, subject to planning.

LOCATION

- The Subject property is prominently situated near to the junction of Clandeboye Road and South Circular Road, and approximately 1 mile from Bangor Town Centre.
- Bloomfield Shopping centre is a further 1.4 mile drive along the A2.
- Occupiers such as Screwfix, Jollyes, Starplan and Lynas are all in Close proximity of the Subject property.

DESCRIPTION

- The property consists of a single-story commercial building with a yard on a site of 0.2 acres. The Property has a steel frame construction with Block Walls.
- Internally the property has been subdivided to provide a reception Area, vehicle workshop and store. Eaves height range from 2.6m to 6.6m.
- The property also has 10 car parking spaces to the front of the building which could provide further accommodation subject to necessary planning.
- The Premises also benefits from 3 phase electricity.



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ACCOMMODATION

Description	Sq M	Sq Ft
Reception	33.69	363
Workshop 1	202.24	2,147
Workshop 2	112.5	1,196
Store	22.41	241.21
Kitchen and WC	9.27	99.78
Total Net Internal Area	379.76	4,088
Site Area	772.68	7,938

LEASE

Title: We have been advised that the property is held Freehold.

Price: Offers are invited in the region of £375,000 exclusive.

RATES

We understand from Land & Property Services that the Net Annual Value is as follows:

NAV: £13,600

Rate in £ 2024/25: 0.56866691

Therefore Rates Payable 2024/25: £7,733.87

* Interested parties should check their individual rates liability directly with Land & Property Services.

VAT

The Premises is registered for Value Added Tax



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EPC

Awaiting EPC



CONTACT

For further information or to arrange a viewing contact:

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