

Independent

PROPERTY ESTATES



**TO
LET**

3 Holborn Avenue, Bangor

Rent Me for £600 PCM Plus Rates

- Ground Floor Commercial Premises, Circa 370 SqFt
- Bangor City Centre Location
- Previously used a Hair Studio
- W.C. Facilities
- Gas Fired Central Heating
- uPVC Double Glazing
- Available 1st November 2024

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
A 92 - plus		
B 81 - 91		
C 69 - 80		
D 55 - 68		
E 39 - 54		
F 21 - 38		
G 1 - 20		
Not energy efficient - higher running costs		

Awaiting EPC

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www.ipestates.co.uk

Independent Property Estates are pleased to introduce to the Rental Market Number 3 Holborn Avenue Bangor.

This is a fantastic Investment Opportunity to Rent a prominent Ground Floor Commercial Premises in the heart of Bangor City Centre.

This unit was previously used as a Hair Studio and is suitable for a myriad of uses.

This Premises is supplied with Gas Fired Central Heating & uPVC Double Glazing throughout.

Located in Bangor City Centre, just off the High Street, this Premises enjoys high levels of passing vehicular & pedestrian traffic along with nearby parking facilities.



These particulars are given on the understanding that they will not be construed as part of a contract or lease. Whilst every care is taken in compiling the information, we give no guarantee as to the accuracy thereof and prospective purchasers are recommended to satisfy themselves regarding the particulars. We have not tested any heating or electrical systems