



For Sale Former Bank Premises/
Redevelopment Opportunity

14-16 Main Street, Bangor BT20 5AG



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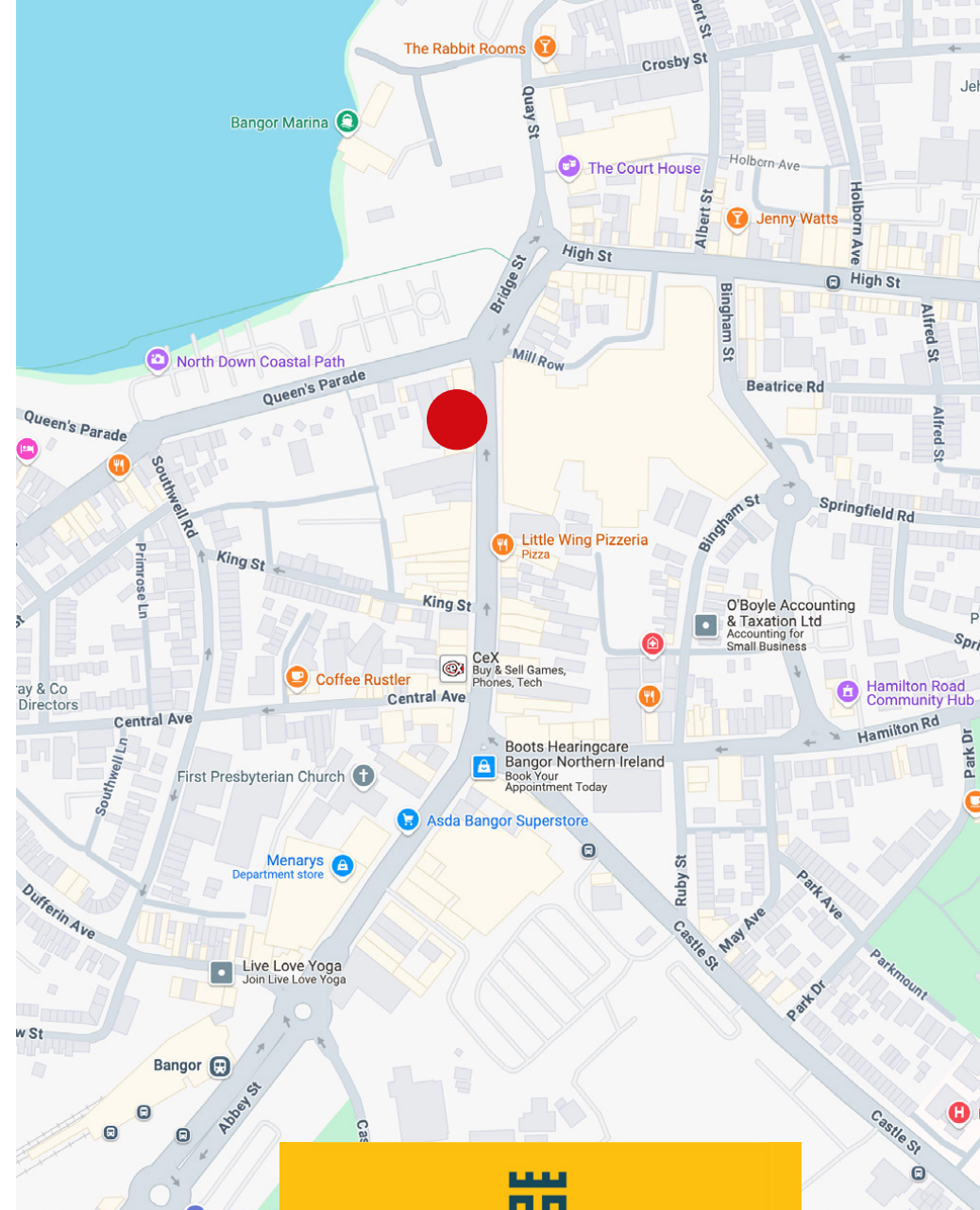
028 90 500 100

DESCRIPTION

- The property consists of a ground floor and three upper floors of approximately 232.56 m² (2,503 ft²).
- A Planning application has been submitted for a change of use from existing bank premises to a café on the ground floor with 2 no. apartments on the upper floors with new shop frontage and separate access to apartments.

LOCATION

- Bangor, officially designated as a city in 2022, is located in North Down, approximately 13 miles east of Belfast. Serving as a popular commuter hub and a sought-after destination for retail and leisure, Bangor had a population of 64,596 according to the 2021 Census. The wider Ards and North Down Borough Council area, which encompasses Bangor, had a population of 163,659 in 2021.
- The property is prominently situated on Main Street, where occupiers include Little Wing, Santander and Caffè Nero.



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ACCOMMODATION

Description	Sq M	Sq Ft
Ground Floor	84.04	904
First Floor	90.28	972
Second Floor	53.22	573
Third Floor	5.02	54
Total Net Internal Area	232.56	2,503

SALES DETAILS

Title: We have been advised that the property is held by way of long leasehold. 999 yrs from 1st May 1893 at a fixed rent of £12.00 pa.

Price: Offers are invited in the region of £275,000, exclusive.

RATES INFORMATION

NAV: £19,000

Rate in £ 2024/25 = 0.568667

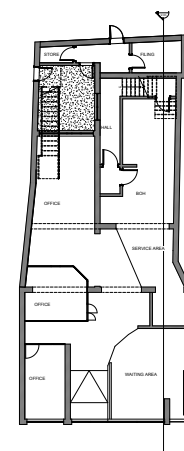
Therefore Rates Payable 2024/25 = £10,804.67

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

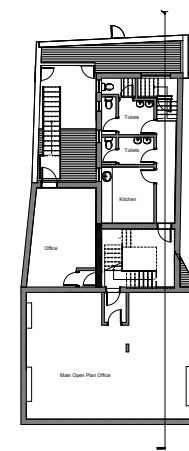
VAT

The property is not registered for Value Added Tax.

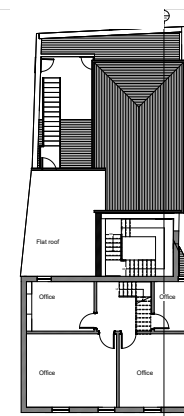
EXISTING PLANS



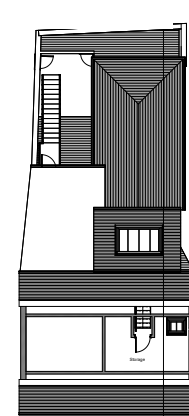
Ground Floor



First Floor



Second Floor



Third Floor

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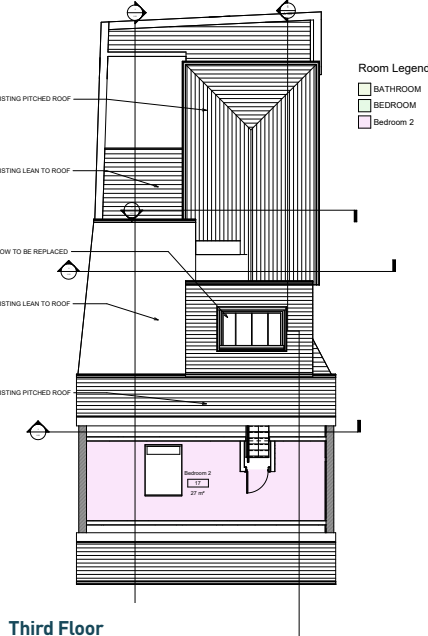
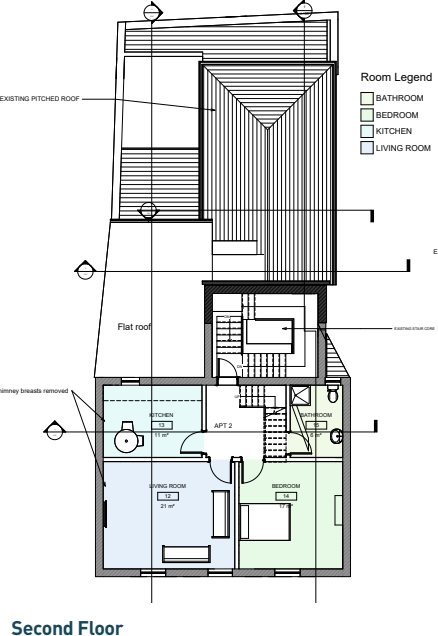
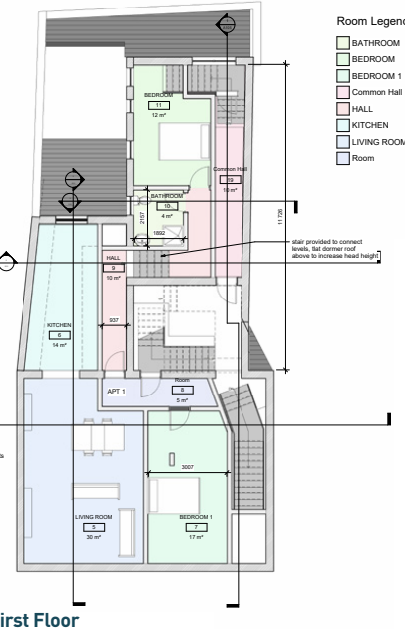
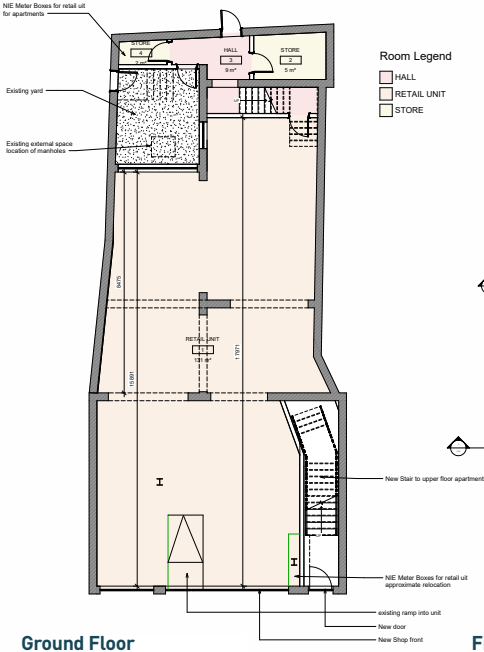
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Proposed Plans



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EPC

Awaiting EPC.

CONTACT

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