



## Town Centre Investment Opportunity

### Property Highlights

- Let to Age NI Enterprises Ltd at a rent of £8,400 pa exclusive.
- Extending to approximately 1,347.87 sqft (125.22 sqm).

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# FOR SALE

## 14-16 Central Avenue, Bangor

### Location

Bangor, one of Northern Ireland's most affluent and densely populated areas is located approximately 12 miles from Belfast with a resident population of c. 60,000 and a district catchment of c. 160,000.

The property is situated on Central Avenue close to its junction with Main Street in Bangor Town Centre. The immediate locality provides a mix of commercial businesses and residential dwellings.

### Description

The property comprises a two-storey end terrace building of traditional construction with rendered external walls, pitched slate roof, two-storey flat roof rear return and benefits from a generous glazed shopfront.

The ground floor provides retail accommodation with ancillary office, storage, kitchen and WC facilities at 1st floor. Internal finishes include plastered & painted walls and ceilings with fluorescent strip lighting, laminate floors at ground and carpeted floors at 1st floor level.

### Accommodation

The property provides the following approximate net internal area:

Description	Sq ft	Sq m
Ground Floor Retail	700.09	65.04
First Floor Office/Ancillary & Kitchen	647.78	60.18
<b>Total</b>	<b>638.41</b>	<b>59.31</b>

\*WCs reflected

### Tenancy Details

The property is let to Age NI Enterprises Limited for a term of 3 years from 01/11/2018 on an Internal Repairing basis, at a rent of £8,400 per annum exclusive which is subject to an upwards only review on 01/05/2021.

Age NI Enterprises Ltd is a wholly owned subsidiary of Age NI.

### Title

We are advised the property is held Long Leasehold.

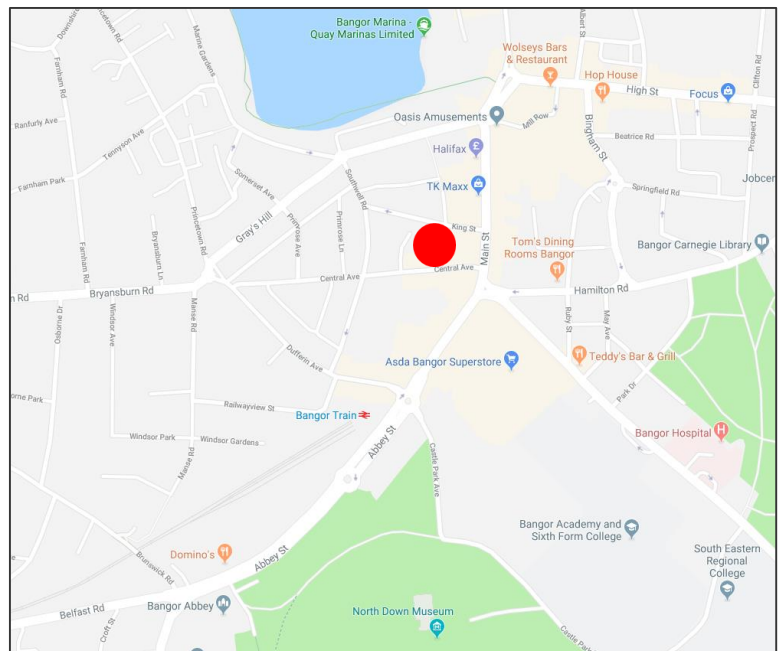
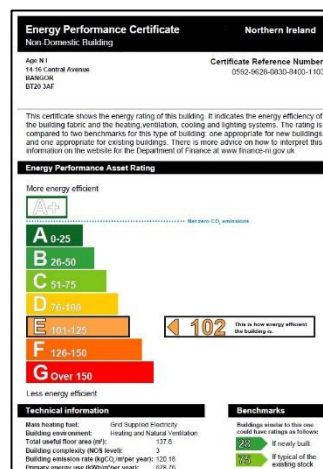
### Price

Price on application.

### VAT

We are advised that the property is not elected for VAT and therefore not payable on the purchase price.

### EPC



Not to scale/For identification purposes only

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