

FOR SALE

6 Dufferin Avenue,
Bangor



Former Hot Food Premises

Property Highlights

- Occupying a prominent position on Dufferin Avenue, close to its junction with Abbey Street & Main Street.
- Extending to approximately 1,195.34 sqft (111.05 sqm).

For more information, please contact:

Mark McCaul
028 9023 3455
mark.mccaul@cushwake-ni.com

James Russell
028 9023 3455
james.russell@cushwake-ni.com

cushmanwakefield-ni.com

FOR SALE

6 Dufferin 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 subject property occupies a prominent position on Dufferin Avenue, close to its junction with Abbey Street & Main Street and ideally placed close to the Bangor Bus & Rail Centre.

Description

The property comprises a two storey, plus attic, mid-terrace building of traditional blockwork construction, with a pitched slate roof and a single storey flat roof rear return.

Formerly fitted out as a hot food takeaway, the premises benefits from a glazed shopfront with ancillary accommodation at 1st & 2nd floors.

The property provides a range of internal finishes to include plastered & papered/painted walls, part suspended/ part plastered ceilings, painted and laminate floors.

Accommodation

The property provides the following approximate net internal area:

Description	Sq ft	Sq m
Ground Floor Retail	800.63	74.38
First Floor Ancillary/Store	203.76	18.93
Second Floor Attic Store	190.95	17.74
Total	1,195.34	111.05

*WCs reflected

Net Annual Value

We are advised by Land & Property Services that the NAV of the property is £6,150 resulting in rates payable of approx. £3,505 (2019/20).

Title

We are advised the property is held Long Leasehold.

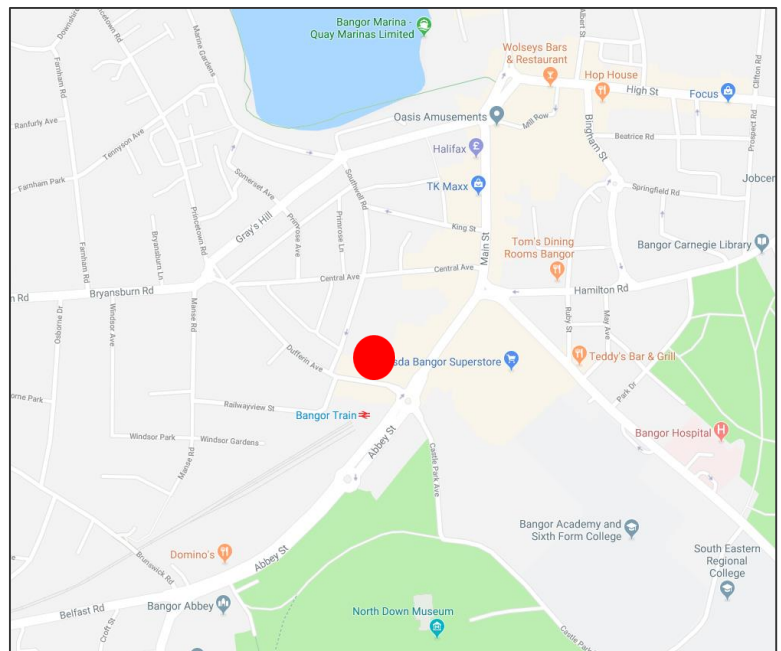
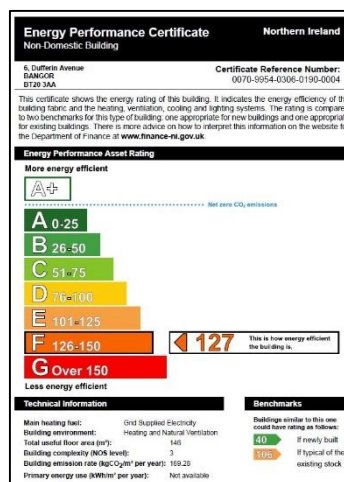
Price

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

"McCombe Pierce LLP (and its subsidiaries and their joint Agents where applicable) for themselves and for the vendors or lessors of this property for whom they act, give notice that:

- these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract;
- McCombe Pierce LLP cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy;
- no employee of McCombe Pierce LLP (and its subsidiaries and their joint Agents where applicable) has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property;
- Rents, Prices and other costs quoted in these particulars may be subject to VAT in addition;
- McCombe Pierce LLP (and its subsidiaries where applicable) will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars; and
- the reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function. Prospective purchasers/tenants should satisfy themselves as to the fitness of such items for their requirements."

Customer due diligence:

As a business carrying out estate agency work we are required to verify the identity of both the vendor and purchaser as outlined in The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 – <http://www.legislation.gov.uk/uk/si/2017/692/made>. Any information and documentation provided by you will be held for a period of five years from when you cease to have a contractual relationship with McCombe Pierce LLP. The information will be held in accordance with the General Data Protection Regulation (GDPR) on our client file and will not be passed to any other party, unless we are required to do so by law and regulation.