

**TO LET**



## Prominent Retail Units

103-107 Bloomfield Road South  
Bangor  
BT19 7HR

- Prominent location in the thriving commuter town of Bangor.
- Range of accommodation which may be suitable to a variety of uses subject to planning.

## LOCATION

Bangor is a thriving commuter town and popular tourist destination situated c. 12 miles east of Belfast City. The town has a residential population of approximately 25,000 with a wider catchment area in excess of 200,000 persons.

Bangor is well served by road communications being located on the main A2 providing links to Belfast and the A21 which provides links to the east of the province and Newtownards.

## DESCRIPTION

The subject comprises a prominent corner site at the entrance to Bloomfield Shopping Centre and Bloomfield Road Roundabout, both of which benefit from high levels of passing vehicular traffic.

The overall pitch comprises a prominent corner site extending to c. 0.3 acres with frontage onto the internal estate road for the Bloomfield Shopping Centre with neighbouring tenants including McDonalds and Tesco.

The subject premises are fitted to varying standards and full accommodation details can be seen in the adjacent table. The site can be let in its entirety, or alternatively the landlord may consider letting each unit individually.

## ACCOMMODATION

Address	Sq Ft	Sq M
103 (Former Hot Food)	440	40.9
105 (Former Convenience Store)	1,319	122
105B (Former Arcade)	840	78
105C (Former Off Sales)	783	73
107 (1 <sup>st</sup> floor former Bar)	2,700	250.8
<b>Total Internal Area</b>	<b>6,082</b>	<b>564.7</b>



## LEASE DETAILS

**Rent:** On application

**Term:** Negotiable, please contact the agent for further details.

## VAT

All prices and outgoings stated are exclusive of VAT, which will be chargeable.

## EPC

The units have achieved Energy Performance Certificates of 61C.

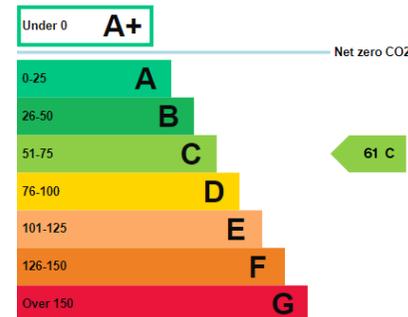
Contact agent for copy of full certificates.

103-107 Bloomfield Road South BANGOR BT19 7HR		Energy rating <b>C</b>
Valid until 16 March 2030	Certificate number 2905-3017-0909-0000-1401	

Property type	A1/A2 Retail and Financial/Professional services
Total floor area	570 square metres

### Energy rating and score

This property's current energy rating is C.



## LOCATION



## VIEWING

For further information or to arrange a viewing, please contact:



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Montgomery House  
29-31 Montgomery Street  
Belfast

### Customer Due Diligence

As a business carrying out estate agency work, we are required to verify the identity of both the vendor and the purchaser as outlined in the following: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 -

<http://www.legislation.gov.uk/ukxi/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 McConnell Property. The information will be held in accordance with General Data Protection Regulation (GDPR) on our client file and will not be passed on to any other party, unless we are required to do so by law and regulation.