

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 st floor former Bar)	2,700	250.8
Total Internal Area	6,082	564.7

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McConnell

JLL Alliance Partner



Montgomery House,
29-31 Montgomery Street, Belfast, BT1 4NX

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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.

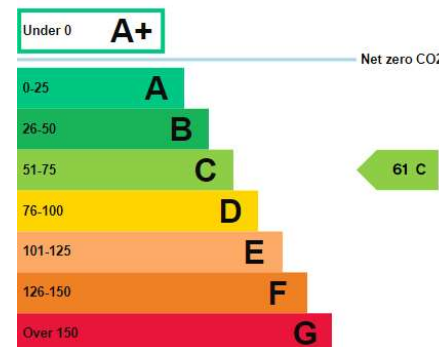
103-107 Bloomfield Road South BANGOR BT19 7HR	Energy rating C
Valid until 16 March 2030	Certificate number 2905-3017-0909-0000-1401

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.

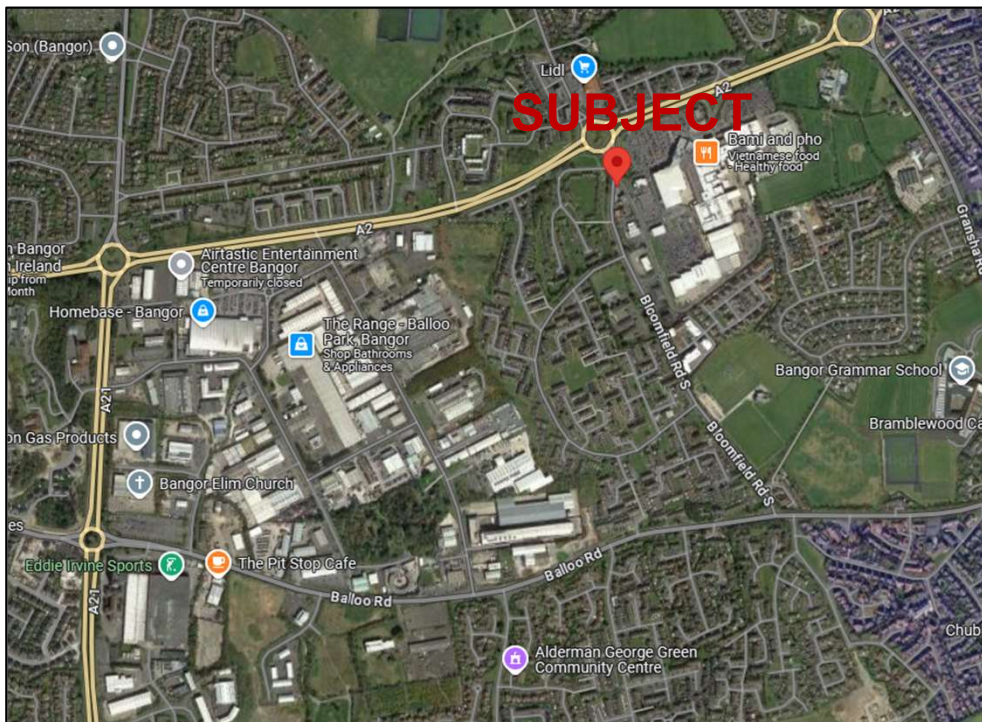


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LOCATION



VIEWING

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

McConnell

JLL Alliance Partner

Contact: Greg Henry / Ross Molloy
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Montgomery House
29-31 Montgomery Street
Belfast

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<http://www.legislation.gov.uk/uk/si/2017/692/made>

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