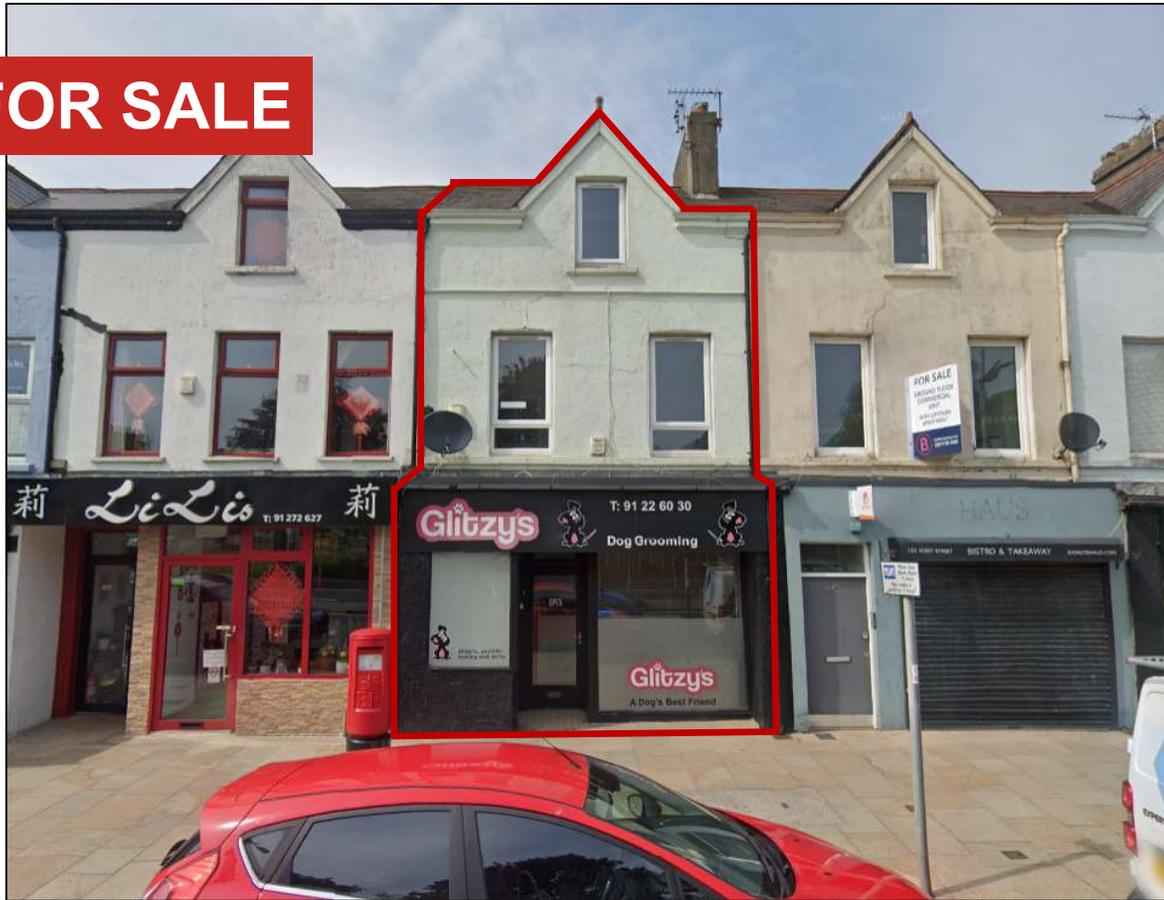


McConnell



028 90 205 900
mcconnellproperty.com

FOR SALE



Fully-Let Income Producing Investment Opportunity

102 Abbey Street
Bangor
BT20 4JB

- Prominent location on Abbey Street, a popular parade of neighbourhood shops.
- The property benefits from a high level of vehicular traffic with good provision of on street parking.
- Recently Refurbished Two Bedroom Apartment on 1st / 2nd floor with an established retail dog grooming business on the ground floor.
- Excellent connectivity with easy access to Bangor Town Centre as well as the A2 via the Belfast Road.

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

T: 028 90 205 900
E: info@mcconnellproperty.com

LOCATION

Abbey Street is the situated on the main arterial route connecting Bangor to Belfast along the Belfast Road/A2. The property occupies a popular location with frontage onto one of Bangor's most busy streets.



DESCRIPTION

Ground Floor Shop (No 102)

- Shop/Retail - 3.35m x 7.25m – Laminate floor, timber shopfront, painted and papered walls, suspended ceiling with a combination of inset spotlighting and neon strip lighting.
- Rear Grooming Area - 2.3m x 5.35m – Concrete floor, neon strip lighting and laminate panelled walls. Toilet and wash basin in separate room to the rear. Access to rear yard and car parking for one car.

Upper Floor Apartment (No 102A)

Separate ground floor entrance leading to half-landing.

- Bathroom - 1.45m x 2.2m – Pedestal wash hand basin, panelled bath and electric thermostatic Mira shower. PVC panelled walls and a built in hot-press with copper cylinder.
- Utility Room - 2.3m x 2.45m – Laminate floor, fire door exit to the rear, electric Rionte convection heaters. Worktops with stainless steel sink unit, mixer tap and plumbed for washing machine.
- Separate WC - Toilet and corner sink with towel rail.

FIRST FLOOR

- Kitchen – 3.3m x 2.75m max – Laminate worktops, high- and low- level cupboards, worktops with stainless steel sink unit, mixer taps, integrated oven and induction hob with extractor fan over.
- Lounge – 4.5m x 3.35m – Carpet floor coverings, tiled fireplace and PVC windows. Aspect to front over Abbey Street.

SECOND FLOOR

- Rear Bedroom - 3.35m x 2.7m – Velux window.
- Front Bedroom - 4.5m x 3.35m – Double glazed UPVC window.

SALE DETAILS

We are seeking offers in the region of £109,950.

RENTAL INCOME

Tenant	Rental Income
Glitzy Dog Groomers	£5,200
Apartment	£6,600
Total Gross Rental Income	£11,800



RATES

We have been advised by Land & Property Services of the following:

102 Abbey Street

Net Annual Value: £4,850
Commercial Poundage 2024/2025: 0.568667
Estimate Rates Payable: £2,758.03

102A Abbey Street

Capital Value: £80,000
Domestic Rate 2024/2025: 0.009137
Current Rates Payable: £730.96

Interested parties are advised to make their own enquiry into rates directly with Land & Property Services.

TITLE

We have assumed the property is held freehold / long leasehold,

Site Map



For Identification Purposes Only

EPC

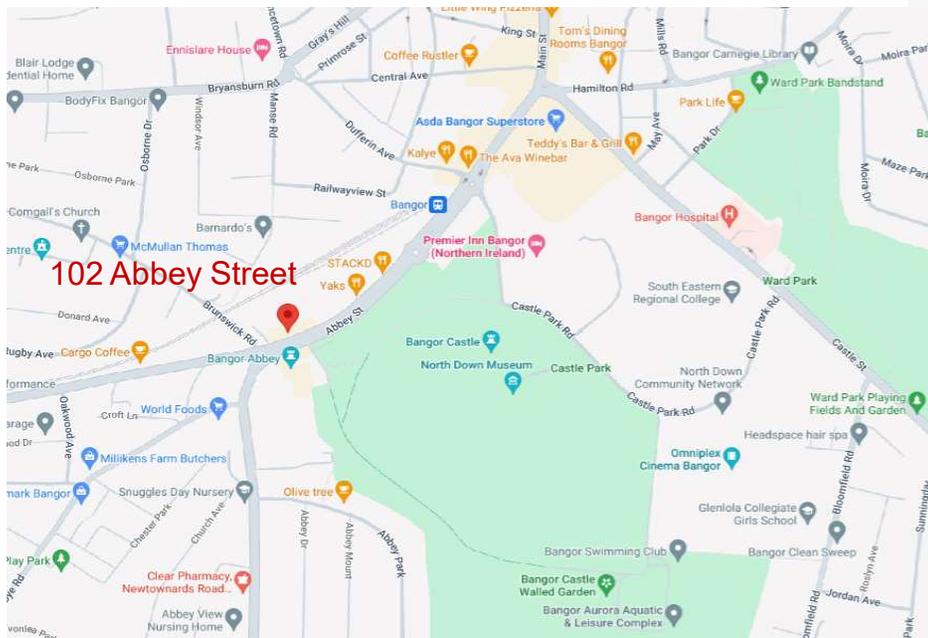
The property has an energy performance rating of 77D & 12G.

The full certificate can be made available upon request.

102 Abbey Street BANGOR BT20 4JB		Energy rating D
Valid until 12 December 2033	Certificate number 4487-4811-3960-4511-3944	
Property type	A1/A2 Retail and Financial/Professional services	
Total floor area	39 square metres	
Energy rating and score		
This property's energy rating is D.		

102a, Abbey Street BANGOR BT20 4JB		Energy rating G	
Valid until 25 September 2026	Certificate number 0265-2995-0713-9826-5645		
Property type	Top-floor flat		
Total floor area	68 square metres		
Energy rating and score			
This property's current energy rating is G. It has the potential to be E.			
See how to improve this property's energy efficiency.			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		46 E
21-38	F		
1-20	G	12 G	

LOCATION



VIEWING

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

McConnell



Contact: Frazer Hood / Ross Molloy

Tel: 028 9020 5900

Email: frazer.hood@mcconnellproperty.com /
ross.molloy@mcconnellproperty.com

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

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/uksi/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 Chartered Surveyors. 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.