



**OKT**  
O'CONNOR KENNEDY TURTLE

**FOR SALE**

Retail & Apartment Investment / Redevelopment Opportunity in Prominent Town Centre Location

**4 & 4A Donaghadee Road, Bangor, BT19 6LG**

# LOCATION / DESCRIPTION

Bangor is located in one of Northern Ireland’s most affluent and densely populated areas with a catchment of c. 400,000 people. The Marina is one of the largest in Ireland (holding ‘Blue Flag’ status) and is a major attraction and together with Pickie Fun Park and the beaches, brings tourists to the town throughout the year.

The property is prominently located in Bangor town centre a short distance from the train station and harbour and is convenient to the towns numerous leisure, retail and restaurants and consists of a retail unit of c. 365 sq ft. with private space in front and a spacious two bedroom apartment. Although most recently utilised as a hairdressers this versatile unit would also suit a wide variety of alternative retail / office / café uses subject to any necessary planning consents and is in good decorative order.

Other commercial occupiers in the area include Floral Design Ltd, Azure Beauty Clinic, Sight Care Opticians, Terry Bradley Studio, Leon Smith Architects, Hair Lounge and a Maxol / Spar Petrol Filling Station.

The retail unit is fitted to include a fully uPVC double glazed shop unit with front roller shutters, tiled floor and painted / plastered walls with a store, kitchen & WC to the rear.

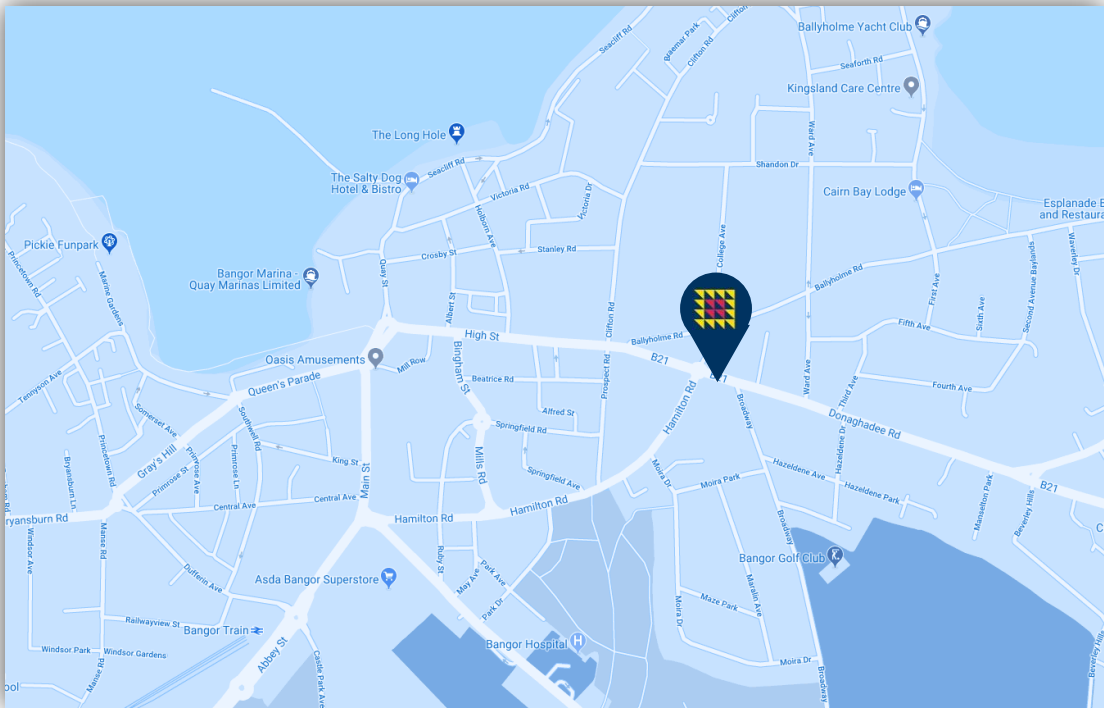
The recently redecorated self-contained two bedroom apartment extending to c 690sq ft is fitted to include carpeted & vinyl floors and painted walls. Partially uPVC double glazed, it comes with fitted kitchen, large living room, second bedroom and a cloakroom with WC. On the second floor is the main bathroom with shower and WC and a master bedroom boasting sea views. Gas fired heating was installed in the last 2 years.

This is an opportunity to acquire a business asset with a location close to good public transport links to Belfast & beyond and with a rental potential of c. £10,500 per annum. It is anticipated that interest in this property will be high and early viewing is recommended.

Due to the adaptability of this particular property, we expect it to be of interest to owner occupiers, investors or developers wishing to covert the property back to a house.

## ACCOMMODATION

GROUND FLOOR		
Retail Area (9ft frontage)	c. 24 sq m	261 sq ft
Staff Area / Store	c. 7 sq m	78 sq ft
Kitchen	c. 2 sq m	26 sq ft
WC	-	-
FIRST & SECOND FLOOR APARTMENT		
Living Room (Bay window, tiled fireplace with wooden surround) Open plan to	c. 4.4 m x 4.3 m	(14.5 ft x 14.3 ft)
Kitchen (single drainer sink unit with mixer tap, range of high and low level units, plumbed for washing machine)	c. 3.2 m x 2.4 m	(10.5 ft x 8 ft)
Bedroom 1	c. 4.4 m x 3.5 m	(14.5 ft x 11.4 ft)
Bedroom 2	c. 3.1 m x 2.1 m	(10.2 ft x 7 ft)
Shower Room (white suite comprising pedestal wash hand basin, low flush WC, fully fitted shower cubicle with electric shower)	c. 3.2 m x 2.5 m	(10.6 ft x 8 ft)







## SALES DETAILS

PRICE: Offers around £125,000  
 TERM: Long Leasehold subject to nominal ground rent  
 VAT: All prices, outgoings etc are exclusive of, but may be subject to VAT.

## NAV

We are advised by The Land & Property Services that the NAV for the premises are:

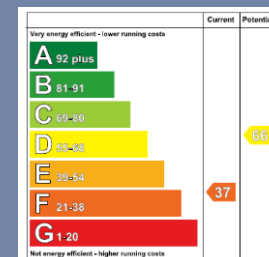
No. 4 £2,700

No. 4A £85,000

The commercial rate in the pound for 2018 / 2019 is £0.557373.

The residential rate in the pound for 2018 / 2019 is £0.007535.

## EPC



## FURTHER DETAILS



O'Connor Kennedy Turtle  
 22 Adelaide Street  
 Belfast BT2 8GD  
 T +44 (0)28 9024 8181  
 E belfast@okt.co.uk

CONTACT: IAIN MCCABE | iain.mccabe@okt.co.uk

Our Ref: IMcC/EC/8366

OKT for themselves and for the Vendors or Lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute, nor constitute part of, an offer at contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but their accuracy is not guaranteed and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of O'Connor Kennedy Turtle has any authority to make or give any representation or warranty in relation to this property. (iv) OKT have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

