



Instinctive  
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# For Sale/To Let

Mid Terrace Town Centre Commercial  
Building

9,899 sq ft (936 sq m)

69-73 Main Street  
Bangor  
BT20 5AF

COMMERCIAL



## COMMERCIAL

## Location Map



## Location

Bangor is a large coastal town and tourist resort in the heart of Co Down located approximately 12 miles (19 km) from Belfast.

The property occupies a prime location on Main Street close to its junction with Castle Street. Neighbouring occupiers include Bank of Ireland, Boots, Nationwide Building Society and Greggs.

## Description

This is a substantial two storey mid terrace commercial building of traditional construction covered with a flat roof. The property benefits from a service entrance to the rear via Bingham Lane.

Internally the ground floor is finished with an open plan finish with a staircase to the first floor. To the rear is a service area which includes a gas boiler and 1,100 kg lift. Access to the rear yard is via double doors. Finishes include suspended ceilings and fluorescent lighting. The first floor is again laid out on an open plan basis with a similar finish, there is a small mezzanine area above. The building is secured by an electric roller shutter.

## Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice, Sixth Edition. All areas being approximate:

Description	Sq Ft	Sq M
Ground Floor	4,794	462
First Floor	5,105	474
<b>Total</b>	<b>9,899</b>	<b>936</b>

## Sale / Lease Details

Price on application.

## Rates

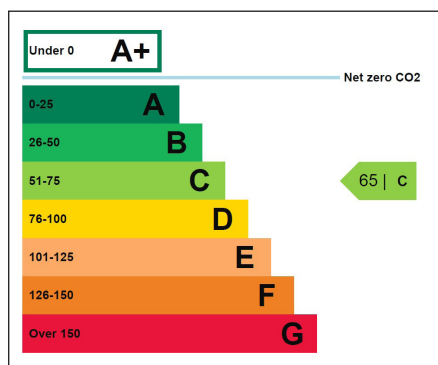
We have been advised by the Land and Property Services of the following rating information:

<b>Net Annual Value:</b>	£43,300
<b>Estimated Rates Payable:</b>	£24,623.28

## VAT

All prices, rentals and outgoings are quoted exclusive of VAT.

## EPC



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