



**Instinctive
Excellence
in Property.**

For Sale/To Let

**Former Bank Premises
c. 6,328 sq ft (588 sq m)**

75 Main Street
Bangor
BT20 5AL

RETAIL/OFFICE

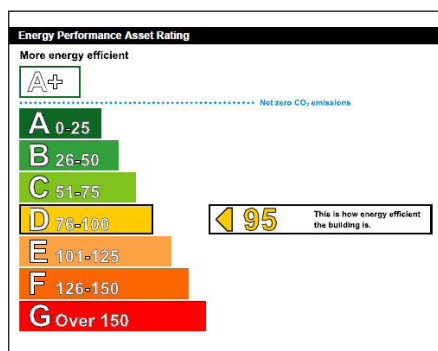


RETAIL/OFFICE

Location Map



EPC



Location

Bangor is a popular commuter town approximately 13 miles east of Belfast with a residential population c. 75,000 and a catchment area of c. 200,000.

Description

The property comprises an imposing and landmark former bank premises extending to 6,328 sq ft (588 sq m) with the front 4 storey section being Grade B1 listed. The original building is believed to have been constructed in c. 1920 with the new-build ground floor extension constructed in c. 1991.

The ground floor provides for the former banking hall, offices and rear storage/strong room with the upper floors providing offices (1st), staff room and WC's (2nd) and stores (3rd). To the rear there is an enclosed and secure yard/car park for approximately 6 cars. Listed Building Ref: HB23/05/025

Accommodation

We estimate the Net Internal Floor Area measured in accordance with the RICS Code of Measuring Practice (6th Edition) as follows:

Description	Sq M	Sq Ft
Ground Floor	421	4,530
First Floor	72	772
Second Floor	25	268
Third Floor	70	758
Total	588	6,328

Rates

We have been advised by the Land and Property Services of the following for the property:

Net Annual Value: £47,200

Rate in the £ for 2020/2021: £0.510730

VAT

All prices quoted are exclusive of VAT, which may be charged at the prevailing rate.

Lease Details

Term:	10 years
Rent:	On application
Repairs:	Full repairing lease
Insurance:	Tenant to reimburse the landlord

Guide Price

On application

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CUSTOMER DUE DILIGENCE

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MISREPRESENTATION ACT 1967

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