



Instinctive  
Excellence  
in Property.

# To Let

Prominent Commercial Accommodation  
c. 1,988 sq ft (184.69 sq m)

1st & 2nd Floors  
8 High Street  
Bangor  
BT20 5AY

COMMERCIAL



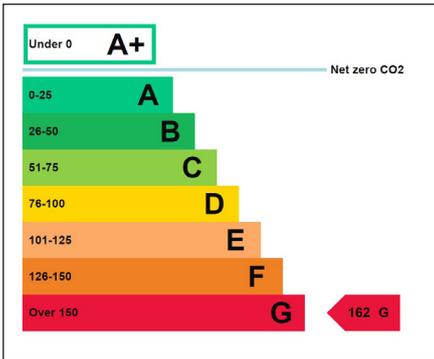
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### EPC



### Location

Bangor is a coastal city located in county down with a population of approx. 78,000 and a catchment population of around 200,000 within an estimated 20-minute drive time.

Bangor is situated approximately 12 miles east of Belfast and is easily accessible via A2 dual carriageway as well as benefitting from strong public transport links.

The property itself is situated at the bottom of high street, which is just a short walk away from the marina.

### Description

The accommodation is arranged over 3 floors, with access from the ground floor fronting high street. Previously used as storage, internally the property is currently in shell condition and in need of restoration/modernization.

The property has retained some of its original features and has PVC windows installed.

### 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
First Floor	933	113.6
Second Floor	845	78.52
Converted Attic	210	19.51
<b>Total</b>	<b>1,988</b>	<b>184.69</b>

### Lease Details

Rent: On application  
Term: Negotiable

### Rates

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

Net Annual Value: £9,900  
Estimated Rates Payable: £5,815.63

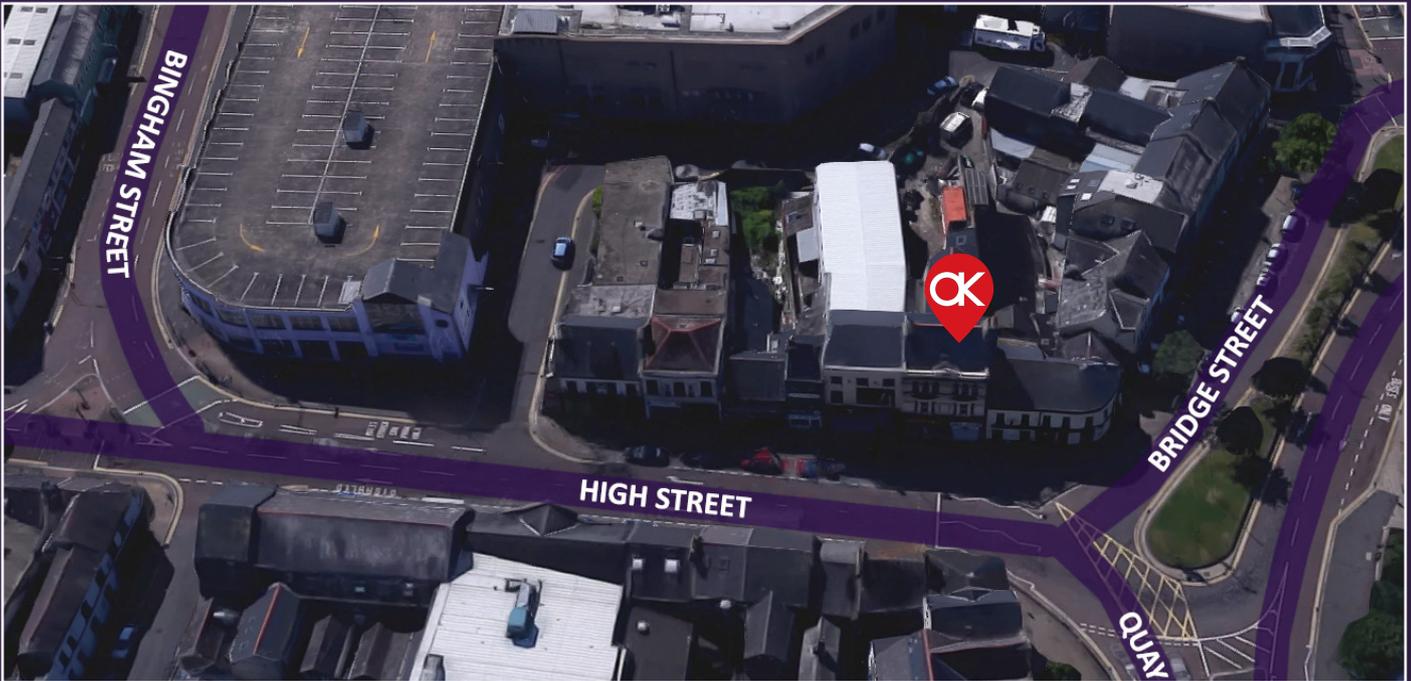
### VAT

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

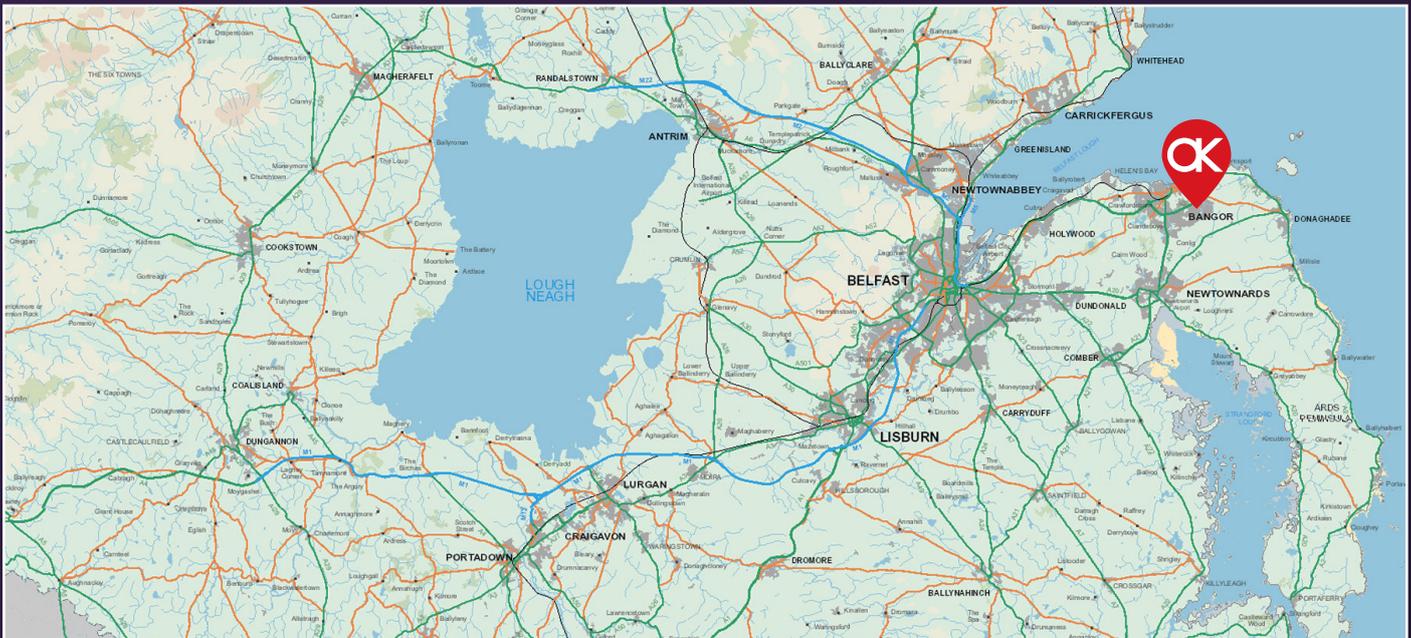
### Anti-Money Laundering

In accordance with the current Anti-Money Laundering (AML) Regulations, the purchaser/tenant will be required to satisfy the vendor and their agents regarding the source of the funds used to complete the transaction.





FOR IDENTIFICATION PURPOSES ONLY



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## 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/uk/si/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 Osborne King. 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.

## MISREPRESENTATION ACT 1967

The premises are offered subject to contract, availability and confirmation of details. The particulars do not form part of any contract and whilst believed to be correct, no responsibility can be accepted for any errors. None of the statements contained in the particulars are to be relied upon as statements of fact any attending purchasers or lessees must satisfy themselves by inspection or otherwise as to the correctness of those statements. The vendors or lessors do not make or give Osborne King and Megran Limited or any person in its employment, any authority to make or give any representation or warranty whatsoever in relation to this property. Unless otherwise stated, all prices and rentals quoted are exclusive of any Value Added Tax to which they may be subject. These particulars are issued on the understanding that all negotiations are conducted through this company, Osborne King & Megran Limited. Registered in Northern Ireland No. 27969. Registered Office: 3rd Floor, Imperial House, 4-10 Donegall Square East, Belfast, BT1 5HD. Any maps / Plans based on the Ordnance Survey Map with the sanction of the controller of H.M. Stationery Office Crown Copyright Reserved Licence No. CS 369. This plan is for convenience only. Its accuracy is not guaranteed and shall not be deemed to form part of any contract.