

31a High Street
Bangor, BT20 5BG
Per month £400 Per month



**VICTORIA
PINKERTON**

victoriapinkerton.co.uk

Pinkertons are delighted to introduce to the Commercial Market this very well presented first floor office in Bangor Town Centre.

The offices are well presented and would suit a variety of uses. The offices benefit from plaster painted walls, carpets, wooden framed double glazed windows, burglar alarm fitted, Gas Fired Central heating,

communal kitchen and toilet facilities.

Bangor is well served by road communications, being located on the A2 providing links to Belfast and the A21 to the east and Newtownards.

The town is also served by regular bus / train services to Belfast and the surrounding towns and villages.

The subject unit is located in a prime location on High Street, with public car parking nearby.

The rental figure is subject to VAT.

Current Rates

NAV £2800

£1644.82 per year

£137.07 per month





PROPERTY FEATURES

- Superb First Floor Office Unit
- Main Office 323 sq ft (30sq m)
- EPC: F 149
- Second Office 107 sq ft (9.9sq m)
- Town Centre Location
- Length Of Term Negotiable



WHAT3WORDS: word.word.word



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Bangor & Donaghadee
125 Main Street, Bangor BT20 4AE
028 9147 9393

Comber & Ards
7a The Square, Comber BT23 5DX
028 9140 4100

PROPERTY MEASUREMENTS

Energy Efficiency Rating

The rating for this property is:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland		EU Directive 2002/91/EC

* For your information: The UK average rating is 'E50'.



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