



PER ANNUM

£18,500

47 Main Street

Bangor

BT20 5AF



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PINKERTONS

Sales, Lettings and Property Management

The Premises comprise a ground-floor retail unit currently set up as a sit-in and Takeaway Fish and Chip Shop. with associated equipment (not included in the rental figure) The internal walls are plastered and painted, tiled floor throughout with non-slip commercial flooring behind the counter area

and in the Upper Ground floor Kitchen/Prep Area. Air conditioning is also installed.

The front of the premises features a fully glazed frontage which can open up to provide access to Main Street.

An Electric Roller shutter is also installed.

£18,500 per Annum - Plus Rates

NAV £14,400

Estimated Non-Domestic Rate Bill £7,801.06 (as per LPS)



TYPE ROOM NAME HERE



TYPE ROOM NAME HERE



TYPE ROOM NAME HERE

PROPERTY FEATURES



TYPE ROOM NAME HERE



TYPE ROOM NAME HERE



TYPE ROOM NAME HERE

THIS PROPERTY COMPRISES

FLOOR PLANS



GROUND FLOOR



FIRST FLOOR



TYPE ROOM NAME HERE

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'.



DO YOU NEED TO SELL?

If you need to sell to fund your purchase we are pleased to advise our valuations are free. Contact one of our branches today to find out what your home is worth and why you should sell with Pinkertons.

WILL YOU NEED A MORTGAGE?

If you do speak to our team who will be happy to recommend an independent mortgage broker to help you get the mortgage you need for the house you want.

LETTINGS & PROPERTY MANAGEMENT

We have the UK's Best Property Management team and Northern Ireland's Best Lettings Department. If you need to let or rent a property you should speak with them first!



Bangor & Donaghadee:
Comber & Newtownards:

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