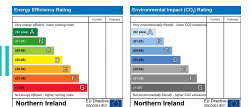




58 Abbey Street  
Bangor, BT20 4JB

Offers over  
£79,950



# 58 Abbey Street

, Bangor, BT20 4JB

Offers over £79,950



Located in the heart of Bangor on Abbey Street, this impressive office space offers a unique opportunity for businesses seeking a prime location. Spanning approximately 868 square feet, the property comprises ground floor retail or office space, complemented by additional office areas on the first and second floors.

The strategic positioning of this property places it just a stone's throw from Bangor City Centre, ensuring excellent visibility and accessibility for both clients and employees. The convenience of nearby bus and train stations, all within a short walking distance, enhances the appeal for those commuting to and from the office.

Moreover, the availability of car parks and street parking right outside the premises adds to the practicality of this location, making it an ideal choice for businesses that require easy access for staff and visitors alike.

This office space presents a fantastic opportunity for those looking to establish or expand their business. With its combination of space, location, and accessibility, it is a property not to be missed.

## Entrance

PVC double glazed entrance door with buzz in function.

**Window Frontage 7'2" (2.19)**

**Office / Retail area 46'4" x 13'4" awp (14.13 x 4.08 awp)**

**Kitchen 10'8" x 4'11" (3.27 x 1.51)**

Single drainer stainless steel sink unit.

**Rear Hall / Storage 5'7" x 6'3" (1.72 x 1.91 )**

External access to rear of premises.

**WC 6'3" x 4'7" (1.91 x 1.41)**

Low flush wc, wash hand basin.

**Landing One**

Fire Escape

**WC**

Low flush WC, wash hand basin.

**Office One 10'6" x 12'2" (3.22 x 3.73)**

**Landing Two**

**Office Two 10'6" x 12'2" (3.21 x 3.72)**

**Office Three 10'11" x 7'10" (3.34 x 2.41)**

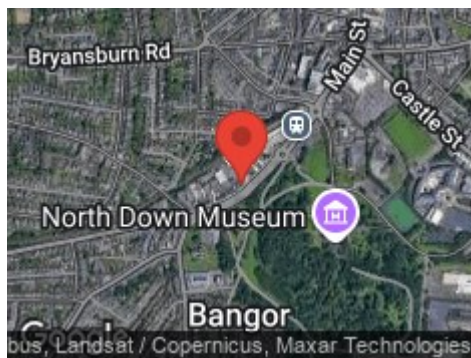
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## Road Map



## Hybrid Map



## Terrain Map



## Floor Plan

### VIEWING STRICTLY BY APPOINTMENT WITH OUR OFFICE

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