

ULSTER PROPERTY SALES

UPS

DONAGHADEE BRANCH

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**101 SPRINGWELL ROAD, BANGOR,
BT19 6LX**

PER ANNUM



Located in the desirable area of Springwell Road, Bangor, this impressive commercial unit presents a unique opportunity for those seeking a prominent location for their business. Renowned for its excellent reputation, this spacious property boasts multiple access points, ensuring ease of entry for both customers and deliveries alike.

The generous size of the unit allows for a variety of potential uses, making it an ideal choice for entrepreneurs looking to establish or expand their ventures. There are two separate office spaces on both floors within the premises. Additionally, the property benefits from ample allocated parking, providing convenience for both staff and visitors.

With its strategic location and well-established standing in the community, this commercial unit is poised to attract attention and drive success. Whether you are starting a new business or relocating an existing one, this property offers the perfect blend of space, accessibility, and reputation. Do not miss the chance to make this prime location your own.



Key Features

- Spacious Commercial Unit With Various Office Space
- Well Known Location And Reputation
- Parking Surrounding Unit
- Multiple Points Of Access Into The Unit
- Attracts A Wide Variety Of Potential Clients
- Landlord Will Accept Responsibility For Paying The Council Rates



Accommodation Comprises

Main Office Space

25'10" x 26'2"

Two electric roller doors.

Store

12'7" x 11'2"

Reception Space

12'10" x 14'4"

Downstairs Office

11'11" x 11'4"

First Floor

Landing

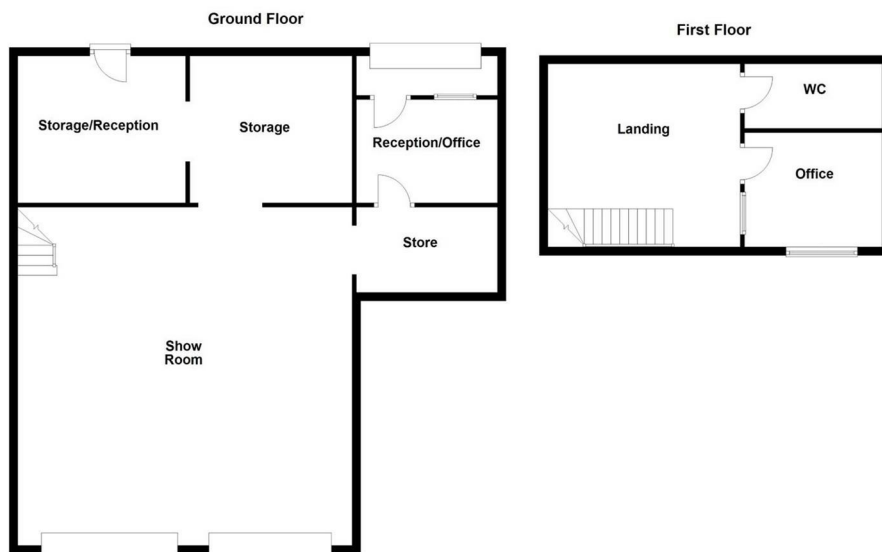
W/c

White suite comprising, low flush w/c, vanity unit with mixer tap and storage.

Office

8'6" x 10'7"





| 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 |

Questions you may have. **Which mortgage would suit me best?**

How much deposit will I need? What are my monthly repayments going to be?

To answer these and other mortgage related questions contact our mortgage advisor on 028 9188 8000.

Your home may be repossessed if you do not keep up repayments on your mortgage.

We DO NOT charge for initial mortgage consultations. We may charge a fee on completion depending on circumstances. Our typical fee is £250, however, please confirm with Mortgage Consultant at time of appointment.

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

As part of our legal obligations under The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, we are required to verify the identity of both the vendor and purchaser in every property transaction.

To meet these requirements, all estate agents must carry out Customer Due Diligence checks on every party involved in the sale or purchase of a property in the UK.

We outsource these checks to a trusted third-party provider. A charge of £20 + VAT per person will apply to cover this service.

ULSTERPROPERTYSALES.CO.UK

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RENTAL DIVISION
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