

## 76 HIGH STREET

Bangor BT20 5AZ

- Ground Floor Hot Food Carryout
- Excellent Investment Opportunity
- Conveniently Located In A Busy Commercial Area Of High Street

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

**Offers Over £70,000**

# 76 High Street

, Bangor, BT20 5AZ



## SHOP AREA

25'2" x 10'1" (7.67m x 3.07m)  
Ceramic tiled floor. Part tiled walls.

## WASH ROOM

Comprising: Pedestal wash hand basin with mixer taps. W.C.

## STORE PREPARATION AREA

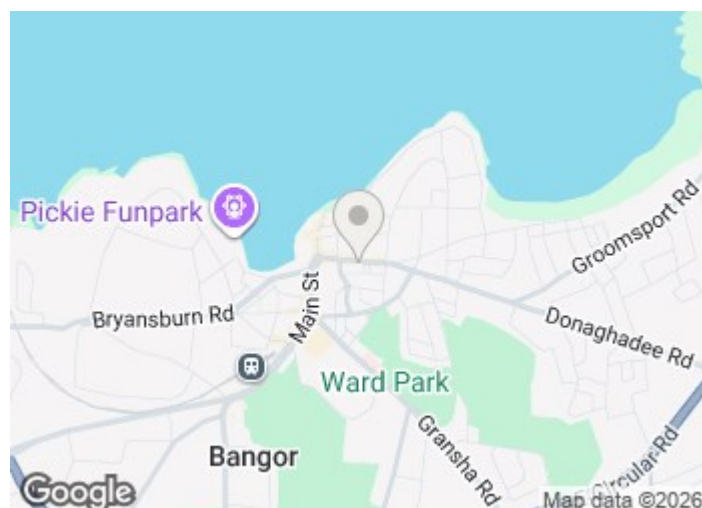
17'11" x 12'9" (5.46m x 3.89m)  
Twin stainless steel sink unit with mixer taps. Extractor canopy. Chiller. PVC ceiling. Ceramic tiled floor.

## REAR PORCH

Ceramic tiled floor.

## STORE ROOM

7'2" x 6'7" (2.18m x 2.01m)  
Ceramic tiled floor.



## Directions





Floor Plan

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

