

15-17 Hamilton Road Bangor, BT20 4LF

Offers around £350,000



**VICTORIA
PINKERTON**

victoriapinkerton.co.uk

FOR SALE – Fully Let Investment

Opportunity generating £38,000 per annum

Bangor is one of Northern Ireland's most densely populated towns with a population of c. 60,000 people, as its proximity to Belfast (c.15 miles) makes it an attractive location for Belfast based commuters.

A popular seaside resort, tourism is an important contributor to Bangor's local economy particularly during the summer months, and the imminent redevelopment of its seafront looks set to strengthen its appeal to commercial and residential occupiers/developers.

Neighbouring occupiers include Nicholas Graham Hair Salon, Yougart Tree, Alwood Kitchens and a host of professional service businesses.

The subject occupies a prominent site within the town centre on the one-way system, with dual frontage onto Hamilton Road, which benefits from a high level of vehicular traffic.

The subject comprises of –

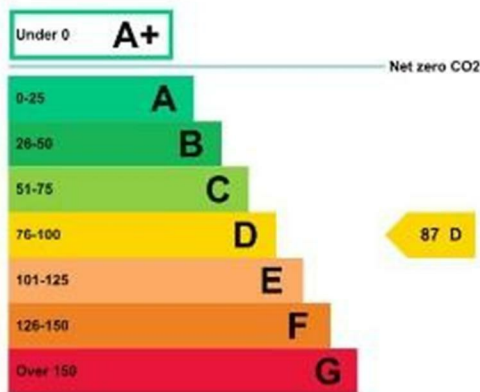
15 Hamilton Road £10,000 Office NAV £6,450
17a Hamilton Road £6,300 Tattoo Studio NAV £4,300
17b Hamilton Road £7,750 Barber Shop NAV £5,150
17 Hamilton Road £7,200 Fish Restaurant NAV £4,850
2 Bingham Street £6,900 Car Valet NAV £2,500

Property type **A1/A2 Retail and Financial/Professional services**

Total floor area **170 square metres**

Energy rating and score

This property's energy rating is **D**.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

How this property compares to others

Properties similar to this one could have ratings:

If newly built

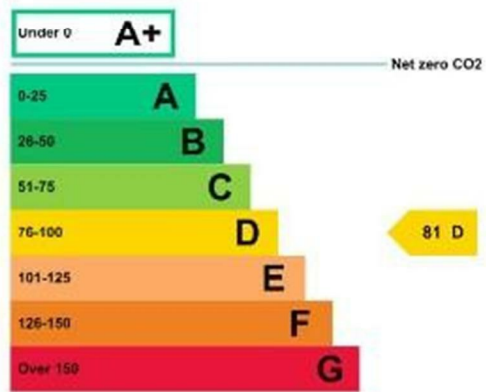
30 B

If typical of the existing stock

80 D

This property's energy rating is D.

The better the rating and score, the lower your property's carbon emissions are likely to be.



How this property compares to others

Properties similar to this one could have ratings:

Property type	Typical energy rating
Total floor area	131 square metres

Energy rating and score

This property's energy rating is F.

Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

Rating	Score Range
A+	Under 0
A	0-25
B	26-50
C	51-75
D	76-100
E	101-125
F	126-150
G	Over 150

Net zero CO2

127 F

How this property compares to others

Properties similar to this one could have ratings:

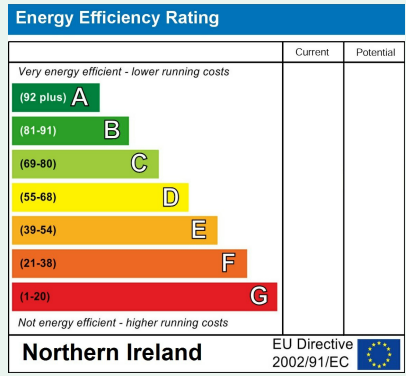
If newly built	32 B
If typical of the existing stock	85 D

PROPERTY FEATURES

PROPERTY MEASUREMENTS

Energy Efficiency Rating

The rating for this property is:



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

 **WHAT3WORDS:** word.word.word

VICTORIA PINKERTON

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

Ballyholme
88a Groomspoint Road, Bangor BT20 5NF
028 9147 9444

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



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