

60 Abbey Street
Bangor, BT20 4JB

Offers around £115,000



VICTORIA
PINKERTON

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Fast Food Takeaway with Living Accommodation Above

Situated in a prime location on Abbey Street in Bangor, this property offers an excellent opportunity for a commercial venture with additional residential potential. The ground floor features a spacious seating area leading through to a well-equipped kitchen and a dry goods store, making it ideal for a café, takeaway, or other

food-related businesses.

The first floor comprises three bedrooms, a living room, a bathroom, and a utility area, presenting the potential to be converted into a fully functioning apartment, subject to the necessary approvals.

Surrounded by a diverse mix of local businesses, including solicitors, fast food outlets, and independent retailers, the property benefits from high footfall and strong visibility in a thriving commercial area.

PROPERTY FEATURES

- Prime Commercial Unit Located On Abbey Street
- Ground Floor Features A Spacious Seating Area, Kitchen And Dry Goods Store
- First Floor Comprises Three Bedrooms, Living Room, Bathroom, and Utility Area
- Potential To Convert The First Floor Into Apartment
- Located In A High Footfall Area
- Excellent Opportunity For Investors Or Business Owners
- Ideal For Food-Related Businesses

PROPERTY MEASUREMENTS

Customer Waiting Area & Kitchen	35'2" x 12'8"
Dry Good Store	21'6" x 14'3"
Bathroom	7'5" x 7'5"
Lounge	7'3" x 7'3"
Bedroom 1	13'3" x 10'10"
Bedroom 2	10'12" x 7'1"
Bedroom 3	13'5" x 11'0"
Utility Hall	11'2" x 4'5"

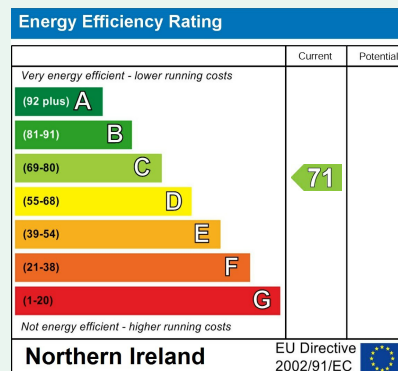
REQUIRED INFO UNDER TRADING STANDARDS GUIDANCE

Rates - NAV understood to be approx. £6,450 per annum

Directions
Abbey Street, Bangor

Energy Efficiency Rating

The rating for this property is:



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



WHAT3WORDS: word.word.word

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

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

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



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