

139 Main Street  
Bangor, BT20 4AE

*Offers around £199,950*



**VICTORIA**  
**PINKERTON**

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# Excellent Investment Opportunity

Situated in the heart of Bangor's bustling Main Street, this prime retail unit is an excellent investment opportunity.

Currently tenanted by the long-established and successful retailer, Cotters, the property benefits from a high-profile position within the town's main shopping area. Surrounded by major occupiers such as Asda, Boots, Menarys, Bangor Travel, and key services including Royal Mail, the

location guarantees strong footfall and consistent demand.

The property is also ideally located near the public transport hub, with convenient pay-and-display parking nearby, ensuring easy access for customers. With a current rental income of £15,000 per annum, this property offers not only a reliable income stream but also significant potential for

further development, allowing for the opportunity to enhance the rental yield in the future.

This is a rare chance to secure a well-positioned retail investment with proven performance and promising growth potential.

# PROPERTY FEATURES

- Prime Location On Bangor's Main Street
- Potential For Further Development
- Current Tenant Has Strong Trading History
- Close Proximity To Public Transport
- Generates An Annual Rental Income Of £15,000





# PROPERTY MEASUREMENTS

Main Retail Area 82'2" x 25'10"  
 Large retail area with dual aluminium shopfront with recessed entrance and roller shutter, suspended ceiling with light panels

Rear Store 19'9" x 19'7"  
 store including Kitchen 6'7" x 6'3", Toilet 6'3" x 3'10", Staffroom 6'7" x 6'3"  
 rear store with steps providing access to passage in common

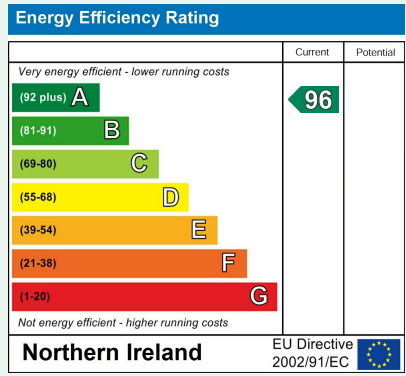
## REQUIRED INFO UNDER TRADING STANDARDS GUIDANCE

Rates - NAV understood to be approx. £19,300 per annum

Directions  
 Main 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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