

8 High Street  
Bangor, BT20 5AE

*Offers around £139,999*



VICTORIA  
PINKERTON

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# Well Established Business In The Heart Of Bangor

Spice Island is perfectly situated in the heart of Bangor Town Centre. It is adjacent to the Marina and opposite to many popular pubs and nightclubs.

'Spice Island' personalised delivery vehicle.

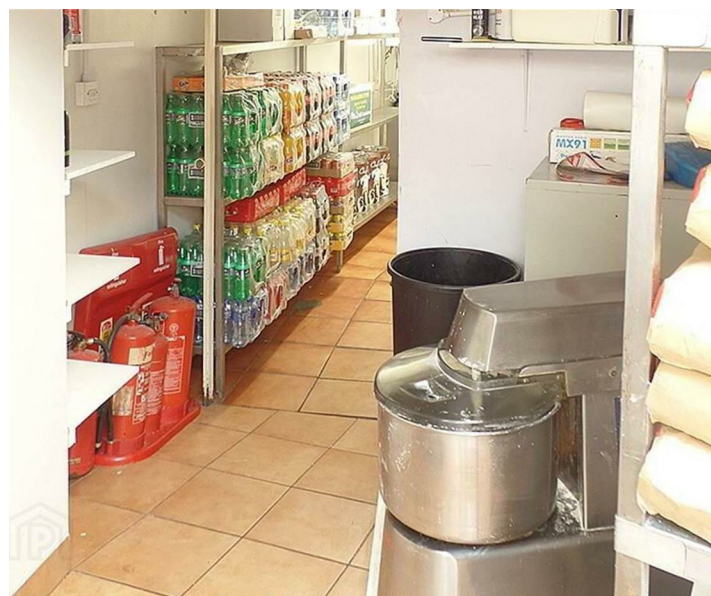
The business has been established for 14 years and attracts a large and varied clientele. The premises are fully equipped and the sale also includes a





## PROPERTY FEATURES

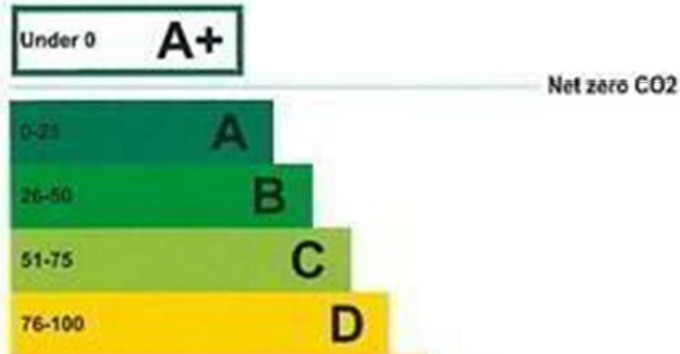
- Fully Equipped Hot Food Carry Out
- Town Centre Location
- Award Winning Marina Nearby
- Several Award Winning Nightclubs And Pubs In The Area
- Taxi Ranks Nearby
- 'Just Eat' Contract
- Equipped To Provide Pizza, Kebabs, Southern Fried Chicken And Indian Food
- Planning Permission Passed For A Restaurant On first Floor - Details On Request



<b>Property type</b>	<b>B1 Offices and Workshop businesses</b>
<b>Total floor area</b>	<b>273 square metres</b>

**Energy efficiency rating for this property**

This property's current energy rating is G.



<b>Building emission rate (kgCO2/m2 per year)</b>	180.12
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**Recommendation report**

Guidance on improving the energy performance of this property can be found in the [recommendation report \(energy-certificate/0150-0249-6179-4229-2092\)](#).

**Contacting the assessor and accreditation scheme**

This EPC was created by a qualified energy assessor.  
 If you are unhappy about your property's energy assessment or certificate, you can complain to the assessor directly.  
 If you are still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.  
 Accreditation schemes are appointed by the government to ensure that assessors are qualified to carry out EPC assessments.

**Assessor contact details**

<b>Assessor's name</b>	Shane McKenna
<b>Telephone</b>	0289 5812080
<b>Email</b>	<a href="mailto:shane@emberenergyNI.co.uk">shane@emberenergyNI.co.uk</a>

**Accreditation scheme contact details**

<b>Accreditation scheme</b>	ECMK
<b>Assessor ID</b>	ECMK280009
<b>Telephone</b>	0333 123 1418
<b>Email</b>	<a href="mailto:info@ecmk.co.uk">info@ecmk.co.uk</a>

**Assessment details**

<b>Date of assessment</b>	20 November 2014
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# PROPERTY MEASUREMENTS

Hot Food & Waiting Preparation 23'8" x 11'10"  
Tiled ceramic floor with large serve over counter.

Menu boards, 2 No. Lincat 4 pan bain maries, chicken steam pressure cooker, super double pizza oven, a commercial fridge unit with preparation table and 6 pan chiller, 4 No. steel extractor hoods, hot plate, gas rotisserie kebab machine, 2 No. gas twin basket chip fryers, a Lincat chip dump, 6 ring hob and oven, stone tandoori oven, chicken heating oven, 2 No. commercial microwaves, batter whisk, blender, meat slicer. Stainless steel preparation tables, 2 No. electric fly killers, 2 No. commercial stainless steel sink units with drainer, 4 metre x 2 metre coal room, CCTV system.

Preparation Area 24'8" x 12'1"  
Ceramic tiled floors, toilet facilities off, grease trap, Rinnai gas boiler.

Dry Good Store 40'7" x 10'7"  
3 No. chest freezers, upright freezer, upright fridge, commercial mixer, wall shelving


Storage Shipping Container 20'0" x 7'8"  
A commercial waste bin, spare extractor motors, Peugeot delivery vehicle.

## REQUIRED INFO UNDER TRADING STANDARDS GUIDANCE

Directions  
8 High Street, Bangor

## Energy Efficiency Rating

The rating for this property is:

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>Northern Ireland</b>		EU Directive 2002/91/EC 

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



WHAT3WORDS: word.word.word

**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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