

115 High Street
Bangor, BT20 5BD

Offers around £159,950



**VICTORIA
PINKERTON**

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Prime Investment Opportunity In Bangor

An exceptional opportunity to acquire a prime commercial property on Bangor's vibrant High Street. This property is currently occupied by the long-established 'City Best' Chinese takeaway, which has successfully operated for ten years and benefits from a secure lease for another ten years.

Boasting excellent frontage on the bustling High Street, the ground floor features a

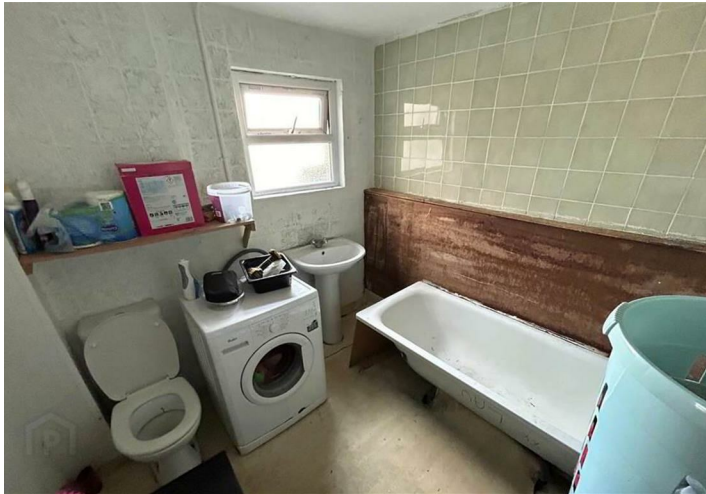
welcoming reception and waiting area, a fully-equipped kitchen, and ample storage. Additionally, there is a large store to the rear of the property, providing further utility. The first floor offers two spacious rooms perfect for storage, along with a bathroom, while the second floor comprises two further storage rooms.

The property also includes convenient parking to the rear and presents an attractive

opportunity for future development. The first and second floors could potentially be converted into a stylish duplex apartment, subject to necessary approvals.

With a passing rent of £14,500 per annum from a reliable tenant, this investment offers steady long-term income with the added potential for further value.





PROPERTY FEATURES

- Prime Commercial Premises
- 10 Years Remaining On Lease
- Rear Parking Available
- Annual Rental Income Of £14,500
- Secure And Steady Investment



PROPERTY MEASUREMENTS

Waiting Area 13'6" x 12'11"

Kitchen

Store 7'0" x 6'1"

WC

Pedestal wash hand basin, push button wc, fire escape

Room 1 13'11" x 9'9"

Room 2 14'8" x 11'2"

Bathroom

Panelled bath, pedestal wash hand basin, push button wc

Room 3 12'12" x 9'11"

Room 4 11'3" x 7'11"


Store

Directions

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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
Northern Ireland		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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