

106 Abbey Street
Bangor, BT20 4JB

Per month £1,333 Per month



VICTORIA
PINKERTON

victoriapinkerton.co.uk

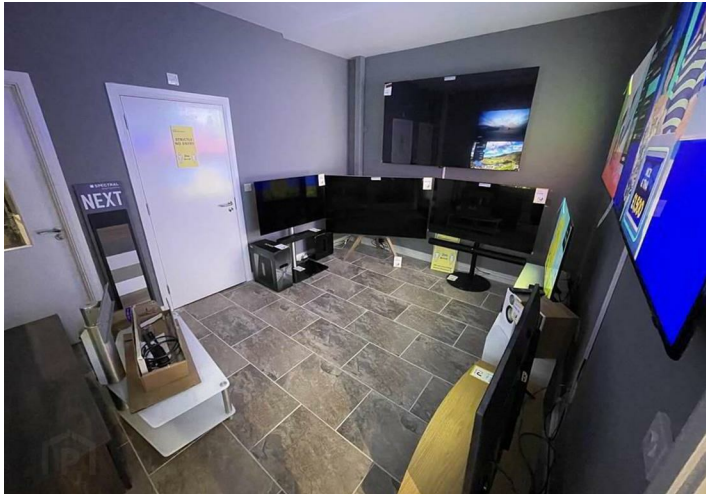
Prime Commercial Premises In Bustling Bangor Location

Located in one of the busiest areas of the City, this prime commercial premises offers maximum exposure with its high visual impact for both new or established businesses. The premises have been extensively extended and modernised to create a modern, stylish and professional environment for both customers and

staff. The premises is open plan to the ground floor with disabled toilet facility to the rear. There are front and rear staircases leading to the first floor which is currently subdivided into offices/storage rooms. The third floor provides an additional office. The premises will be available from February 2026 and is likely to require

minimal fit out due to its excellent condition. We are offering a minimum lease term of 3 years but longer can be granted. Other uses may be considered (STA)





PROPERTY FEATURES

- High Profile 3 Storey Retail Unit With High Levels Of Passing Traffic And Footfall
- Gas Central Heating System
- Circa 2000 Sq Ft
- Extensive And Modern Premises
- Security Alarm System And Fire Alarm System
- Premises Available To Rent
- Free On Street Parking And Nearby Car Park
- CCTV System Which Allows Off Site Monitoring

PROPERTY MEASUREMENTS

Show Room 60'0" x 14'3"

Disabled Toilet

Rear Hallway

Office/Store 15'1" 10'11"

Office/Store 11'0 x 6'0"

Spacious Landing 18'0" x 11'11"

Office/Store 17'6" x 11'10"

Office/Store 14'0" x 11'1"

Office/Store 21'0 x 13'3"

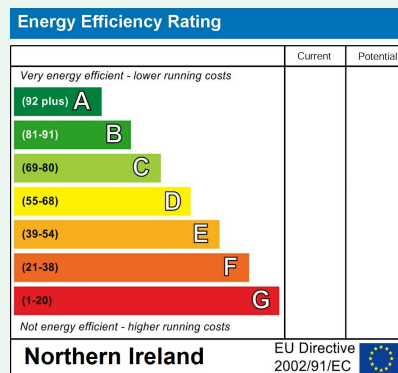
REQUIRED INFO UNDER TRADING STANDARDS GUIDANCE

Rates - NAV understood to be approx. £11,100.00 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

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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