

84a High Street Bangor, BT20 5BA

Per month £400 Per month



VICTORIA 
PINKERTON

victoriapinkerton.co.uk

A well-presented first-floor office suite in a prime location on Bangor High Street, benefitting from excellent visibility and proximity to a wide range of local amenities.

The premises comprise a spacious open-plan office area, ideal for accommodating multiple desks or a collaborative working environment, alongside a smaller private office overlooking High Street – perfect for meetings, consultations, or managerial use. The property also includes a toilet and cloakroom, adding

convenience for staff and visitors.

Available to let from 1st November 2025, the space would be well suited for a variety of professional or creative uses, including:

Professional office base – solicitors, accountants, architects, or consultants.

Creative or design studio – graphic designers, marketing agencies, photographers.

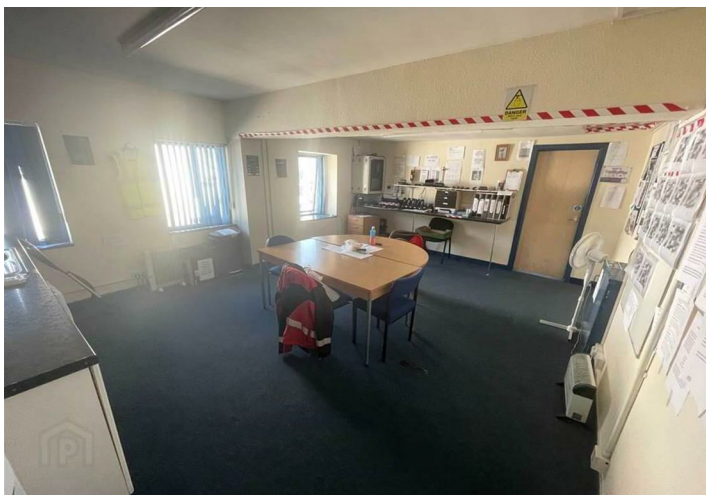
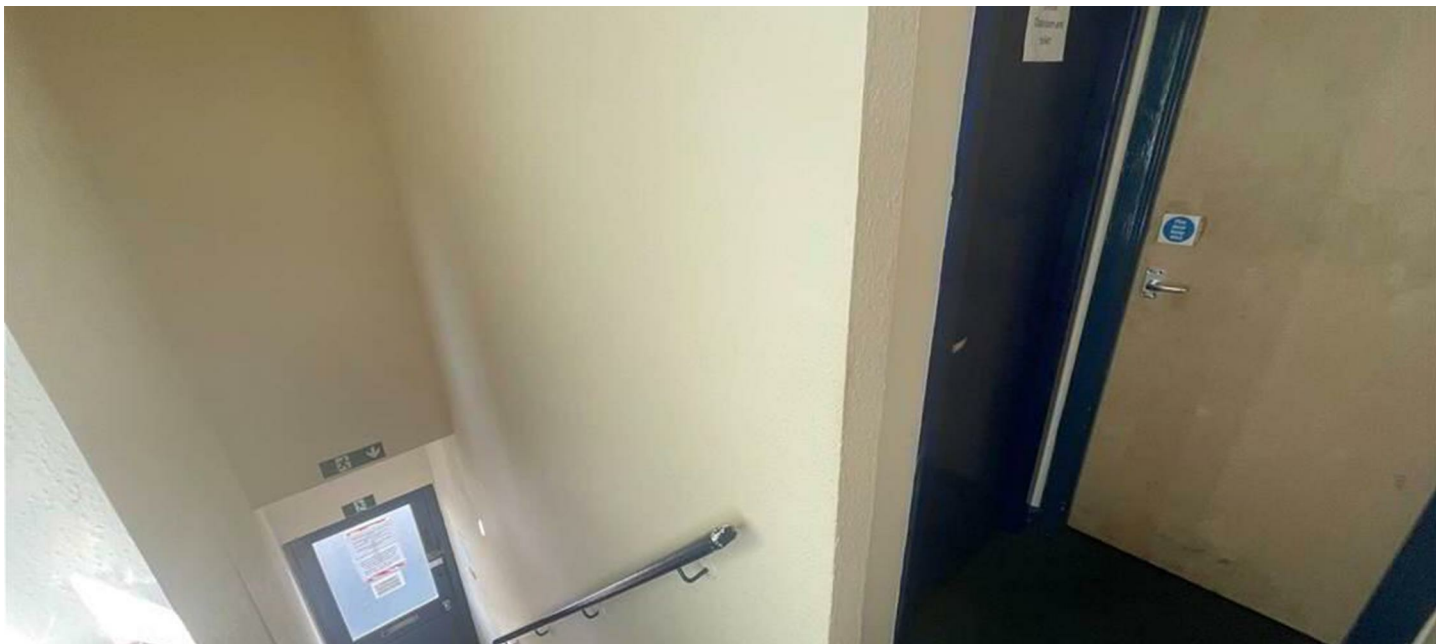
Therapy or wellness space – counsellors, beauty therapists, or holistic practitioners (subject to

any necessary consents).

Remote team hub – for businesses seeking a central, well-connected location.

Located in the heart of Bangor's bustling High Street, the property offers easy access to public transport links, nearby parking, and an abundance of shops, cafés, and services – ensuring a convenient and appealing setting for both staff and clients.





PROPERTY FEATURES

- Prime Bangor High Street location with excellent visibility and close to shops, cafés, and transport links.
- Available from 1st November 2025 on a to-let basis.
- Spacious open-plan office plus a private office overlooking High Street.
- Suitable for a range of uses, including professional offices, creative studios, or therapy spaces (subject to consents).
- Toilet and cloakroom facilities for staff and visitor convenience.
- Ideal central hub for remote teams or small businesses seeking a well-connected base.

PROPERTY MEASUREMENTS

Main Office Area 19'10" x 15'2"
Range of cupboards, sink unit

Office 2 14'9" x 10'2"
views overlooking High Street


REQUIRED INFO UNDER TRADING STANDARDS GUIDANCE

Rates - NAV understood to be approx. £3,550 per annum

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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