

# 127 High Street Bangor, BT20 5BD

*Per month £550 Per month*



**VICTORIA  
PINKERTON**

[victoriapinkerton.co.uk](http://victoriapinkerton.co.uk)

Prominent shop premises situated at the top of High Street, close to busy road junction with Donaghadee Road and Clifton Road. On street Parking and Car Parking nearby. Suitable for variety of uses subject to the relevant approvals. The unit offers a bright main shop area, rear store or office with kitchen off, and a WC.

## PROPERTY FEATURES

- Prominent Ground Floor Shop To Let
- Shop Floor Area 240 sq ft (22.5 sq m)
- Rear Store Area 221 sq ft (20.6 sq m)
- Roller Shutter Door
- Rent: £4800 Per Annum +VAT + RATES
- Excellent Location At The Top Of Bangor High Street





# PROPERTY MEASUREMENTS

Shop 21'10" x 11'0"

Floor area approx 240 sq ft (22.5 sq m)

Glazed entrance door and side screens, shutter.

Store 22'2" x 10'0"

Floor area 221 sq ft (20.6 sq m) overall at widest points.

Kitchen off

Kitchen

With stainless steel sink, fitted cupboard

Rear Corridor

With toilet off comprising of low flush WC and wash hand basin. Access to rear right of way access

Outside

Small open yard area

Door leading to common passage at rear for bin access to Clifton Road

Rent

£6500 per annum plus VAT plus rates

REQUIRED INFO UNDER TRADING STANDARDS GUIDANCE

Rates - NAV understood to be approx.


£4,850.00 per annum

Directions

High Street, Bangor

## Energy Efficiency Rating

The rating for this property is:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(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>		
Not energy efficient - higher running costs		
<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 Groomspoint Road, Bangor BT20 5NF  
028 9147 9444

**Comber & Ards**  
7a The Square, Comber BT23 5DX  
028 9140 4100

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