

# 7 Gray's Hill Bangor, BT20 3BB

*Per month £1,083 Per month*



**VICTORIA**  
**PINKERTON**

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Occupying a prime position in the heart of Bangor town centre and overlooking the seafront, this prominent and modern ground-floor premises offer an excellent opportunity for a variety of uses. Previously operated as Tuk Tuk the property features a restaurant-style layout with built-in bench seating, a

serving counter, and a fitted kitchen area equipped with extraction, stainless steel wall panelling, and a gas supply.

The premises also include two toilet areas and a practical rear yard with vehicular access from Primrose Street, adding to the convenience and versatility of the space.





## PROPERTY FEATURES

- Modern Ground Floor Former Restaurant Premises
- Bar Area And Good Sized Kitchen Area
- Rear Vehicular Access
- Town Centre Location & Opposite Bangor Seafront
- Inner Hall With 2 WC's & Store Room Off
- Pleasant Aspect To Front
- Modern Open Plan Feel
- Gas Supply Off





# PROPERTY MEASUREMENTS

## Outside

Aluminium full height shop front with glazed lobby.

Resturant Area 48'10" x 15'7"

With integrated seating, part wooden flooring, part slate flooring, good finish to walls and ceiling with panelling and tiling. Built-in cupboards and serving area. Built-in serve over counter/bar with slate top and stainless steel sink unit.

Kitchen 21'4" x 6'8"

With extractor system, stainless steel wall panelling, gas supply, plumbing for appliances, wash hand basin sink.

## Inner Hallway

With tiled area, disabled and able bodied toilets off.

Rear Yard 25'5" x 17'8"

With vehicular access onto Primrose Street.

## REQUIRED INFO UNDER TRADING STANDARDS GUIDANCE


Rates - NAV understood to be approx. £7,900 per annum

## Directions

From the marina Gray's Hill is the road leading out of Bangor at the mini roundabout.

## 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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