

65 Main Street  
Bangor, BT20 5AF

*Per month Per month*



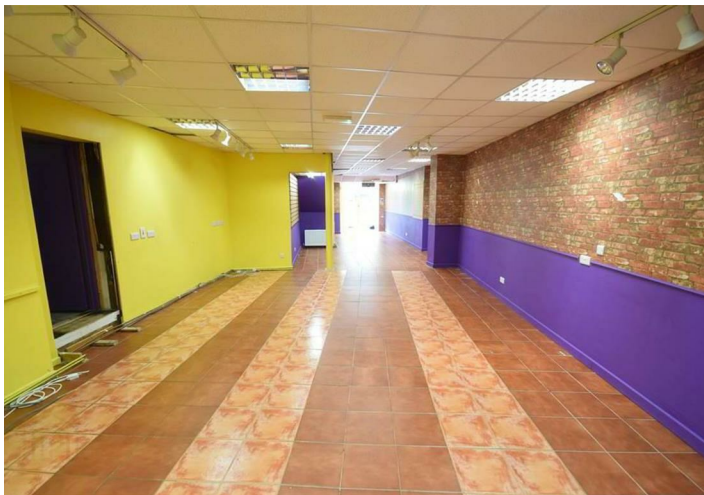
**VICTORIA**  
**PINKERTON**

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

This prominent retail unit is situated in a prime location on Bangor's Main Street. These premises offer deceptively spacious floor area of over approx. 1500 sq feet. There is the main large shop area as well as two separate store rooms off and a WC. The unit has direct frontage on to the Main Street and has glazed double entrance

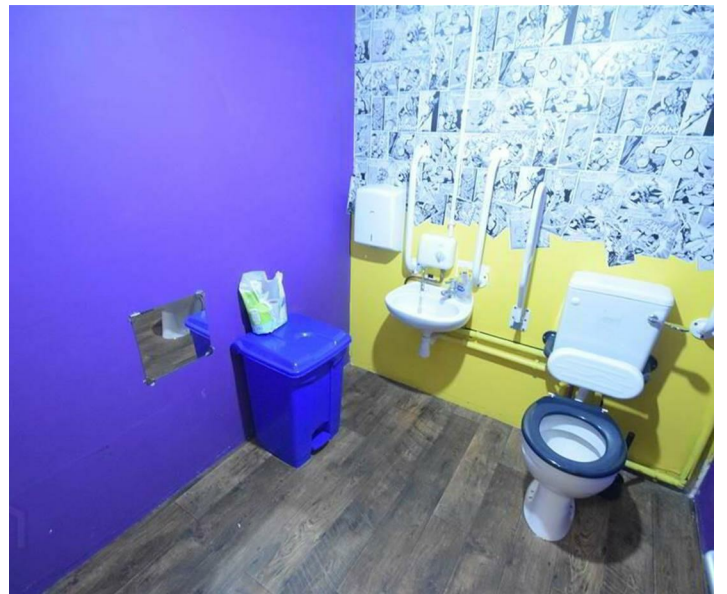
doors, and also benefits from an oil heating system. There is local car parks and on street parking nearby. Ideal for a variety of uses, subject to any necessary approvals.





## PROPERTY FEATURES

- Prominent Shop Unit Situated On Lower Main Street, Bangor
- Further Side Store With Total Floor Area Of Approximately 205 Square Feet
- Suitable For Variety Of Uses (Subject To Relevant Approvals)
- Large Main Shop Area Of Approximately 1183 Square Feet
- Total Floor Of Over Approximately 1500 Square Feet
- Rear Store & WC Off With Floor Area Of Approximately 116 Square Feet
- Convenient To On Street Parking & Parking In Bangor Marina





# PROPERTY MEASUREMENTS

Shop Area 77'11" x 17'1"

Approximately at widest points. Front section of shop approx. 45.2 sq metres and rear section approx. 64.71 sq metres overall. Tiled flooring, glazed double entrance doors, 4 double panelled radiators.

Rear Store & WC 17'7" x 6'7"

Overall. Total area approx. 10.79 sq metres. Fire escape doors, WC off with low flush WC and wash hand basin, hot water geysers.

Side Store 37'5" x 5'6"

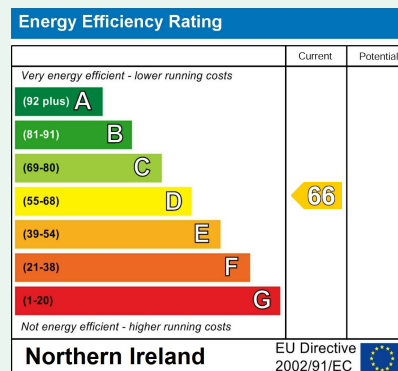
## REQUIRED INFO UNDER TRADING STANDARDS GUIDANCE

Rates - NAV understood to be approx. £12,200 per annum

Directions  
Main 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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