

39 Balloo Road
Bangor, BT19 7PG

Per annum £32,500 Per annum



VICTORIA
PINKERTON

victoriapinkerton.co.uk

This spacious commercial unit at 39 Balloo Road, Bangor, offers an excellent opportunity for a wide range of businesses. Currently fitted out as a restaurant, the premises will be cleared and presented as a blank canvas, ready for your own vision. The property is ideally located on the highly sought-after Balloo Road, behind the

well-known Pitstop Café, ensuring a prime location with plenty of passing traffic and visibility.

The property features a porch area, large area suitable for a variety of uses, hallway off with a kitchen, toilet facilities and a separate room.

With its flexible layout and prominent

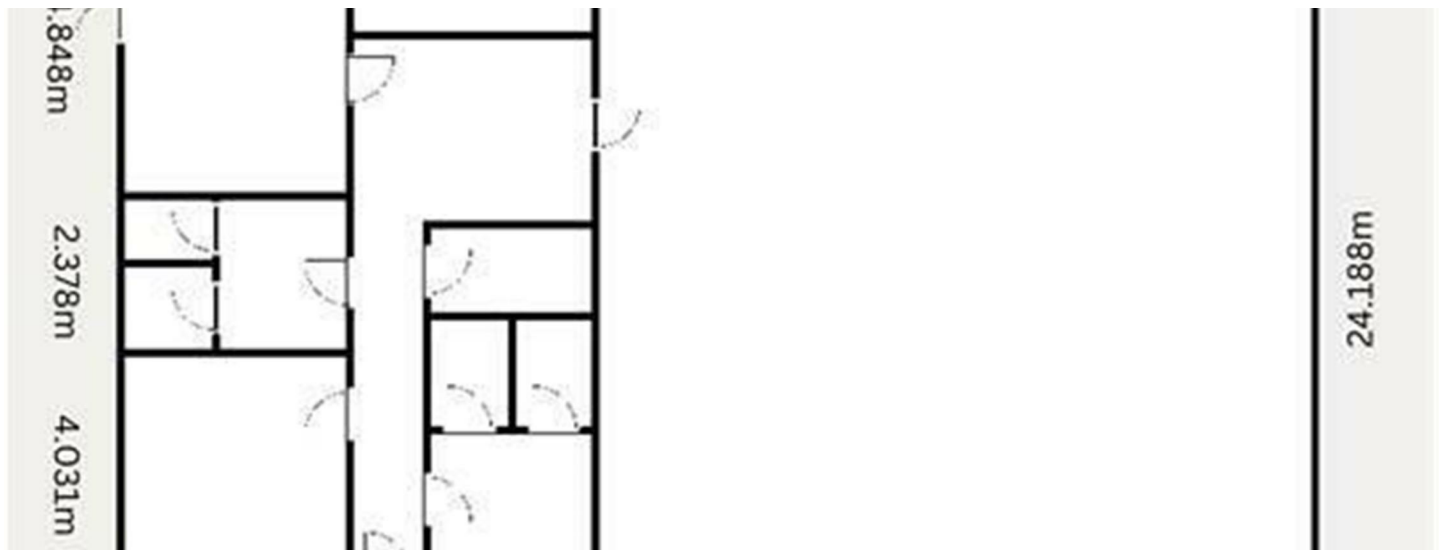
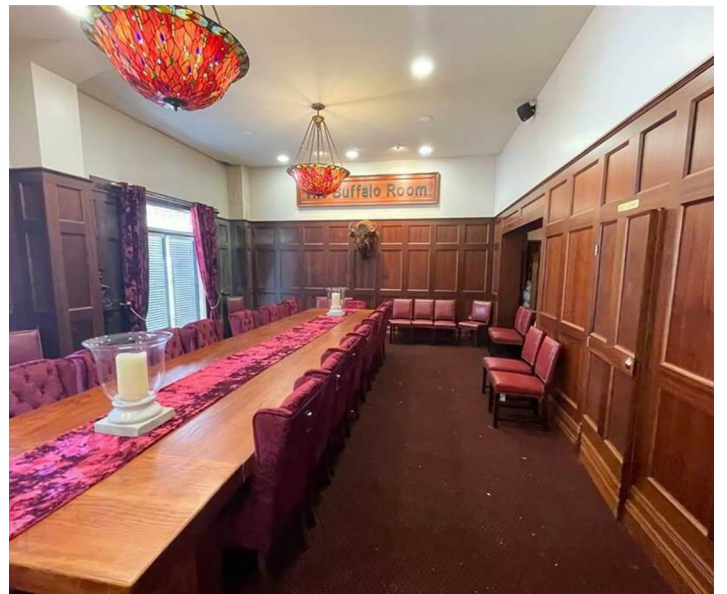
position, this property is suitable for various business uses. Please note that permissions for food, coffee, or restaurant-related ventures will not be granted. Consideration car mechanics/repairs/storage/retail .Take advantage of this fantastic opportunity to establish or expand your business in a vibrant and busy area of Bangor.





PROPERTY FEATURES

- Spacious Commercial Unit At 39 Balloo Road, Bangor
- Large, versatile front space suitable for various business types
- Permissions for food, coffee, or restaurant-related businesses will not be granted
- Previously a restaurant, to be cleared and left as a blank canvas for customisation
- Additional kitchen, toilet facilities, and separate room off a central hallway
- Consideration for car mechanics
- Prime location behind the popular Pitstop Café, offering excellent visibility
- Flexible layout, ideal for office, retail, or other non-food ventures



PROPERTY MEASUREMENTS


Room 1	79'4" x 44'1"
Hallway	14'3" x 10'11"
Toilets	
Kitchen	29'3" x 25'12"
Store	15'11" x 14'5"
Room 2	14'11" x 13'3"

Total Area
501.75 Sqm or 5400 Sqft

Directions
Balloo Road, Behind Pitstop

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

VICTORIA PINKERTON

victoriapinkerton.co.uk



These details are not part of any offer or contract. Statements in this document should not be considered factual; buyers must verify information through inspection or other means. Neither the vendor, Victoria Pinkerton, nor employees of Victoria Pinkerton are authorised to provide any representation or warranty regarding this property. Room measurements are approximate.