

108a High Street Bangor, BT 20 5BB

Per month £350 Per month



**VICTORIA
PINKERTON**

victoriapinkerton.co.uk

First and Second Floor Offices to let in prominent position on High Street. Convenient Town Centre location with on Street parking and nearby public car parks.

The unit provides up to four separate offices or stores and a WC with sink unit. Available to let for £350 per month plus rates.





PROPERTY FEATURES

- Office Unit Over Two Floors Providing Up To 4 Stores/Offices
- First Floor Approx. 360 sq ft (33.45sq m)
- Second Floor Approx 250sq ft (23.23sq m)
- uPVC Double Glazing To Front
- Prominent High Street Position
- To Let For £350 Per Month Plus Rates

PROPERTY MEASUREMENTS

Front Office	13'11" x 11'2"
Rear Office	11'1" x 8'4"
Return Office	9'7" x 7'5"
Front Office	14'0" x 11'2"
Rear Bathroom	11'2" x 8'5"


REQUIRED INFO UNDER TRADING STANDARDS GUIDANCE

Rates - NAV understood to be approx. £3,200 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

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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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