

108 High Street Bangor, BT20 5BB

Per month £500 Per month



**VICTORIA
PINKERTON**

victoriapinkerton.co.uk

This ground floor retail unit is located in a prime position on Bangor's High Street, offering excellent visibility and foot traffic in the heart of the City centre. The unit boasts a spacious showroom or shop area, with a large bay window allowing for natural light, and charming wooden flooring throughout, providing a welcoming

atmosphere for customers.

To the rear of the property, there is a store or kitchen area, along with a WC for staff convenience. Rear access is available via a common entry off Beatrice Road, ideal for deliveries. On-street parking at the front further enhances the convenience for visitors.

This property is available to let immediately at £500 per month plus rates.

PROPERTY FEATURES

- Large Showroom Or Shop Area With Bay Window
- Ground Floor Store 86 sq ft
- To Let Immediately For £500 Per Month Plus Rates
- Ground Floor Shop Approx. 250 sq ft
- UPVC Double Glazing To Front
- Rear Store Or Kitchen With Access To WC
- Prominent High Street Position

PROPERTY MEASUREMENTS

Entrance Hall & Staircase to Upper Floors

Shop 25'4" x 10'9"
Into bay, exposed brick wall, exposed wood flooring, recessed lighting

Kitchen/Store 12'2" x 7'3"
Wood effect laminate flooring


Toilet Off
Low flush WC, jaw box sink unit

Open Yard Area
Parking space to rear

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

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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