

# 3 Bridge Street Bangor, BT20 5AW

*Per month Per month*



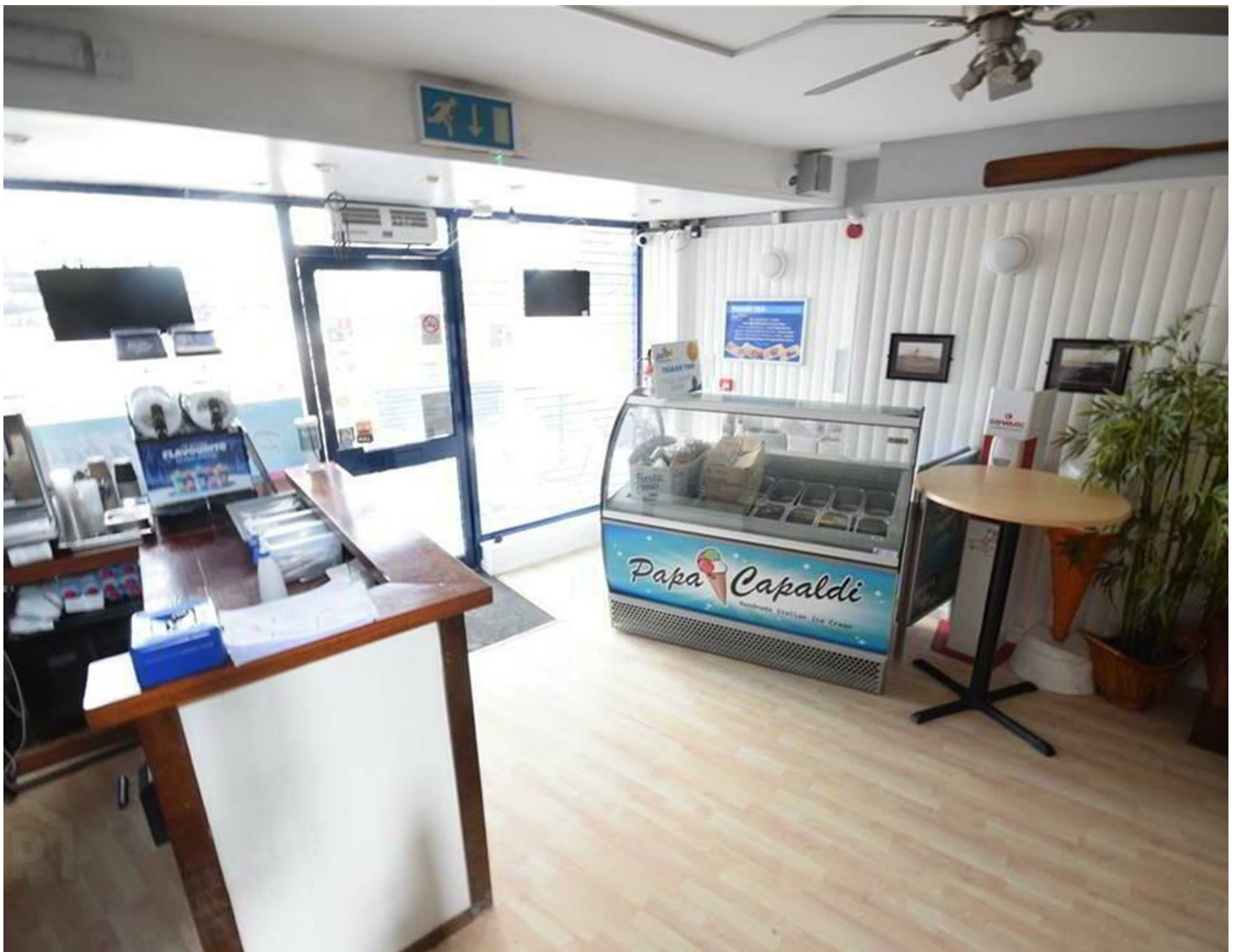
**VICTORIA**  
**PINKERTON**

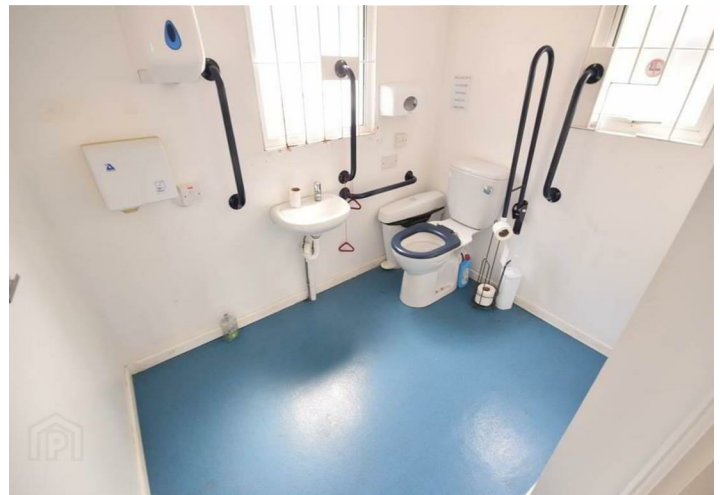
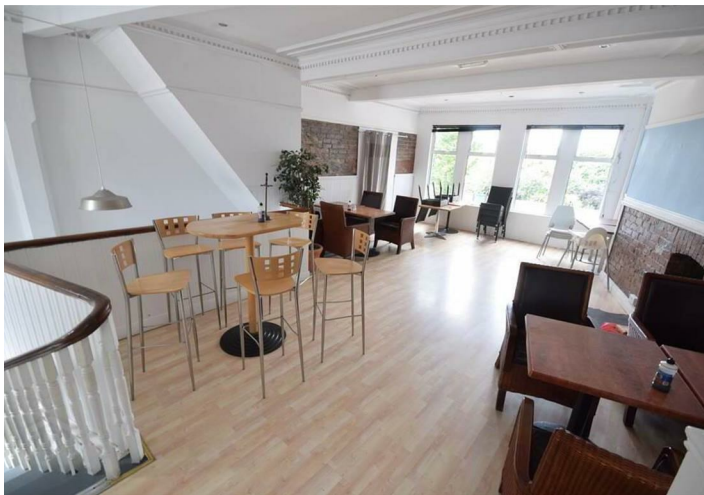
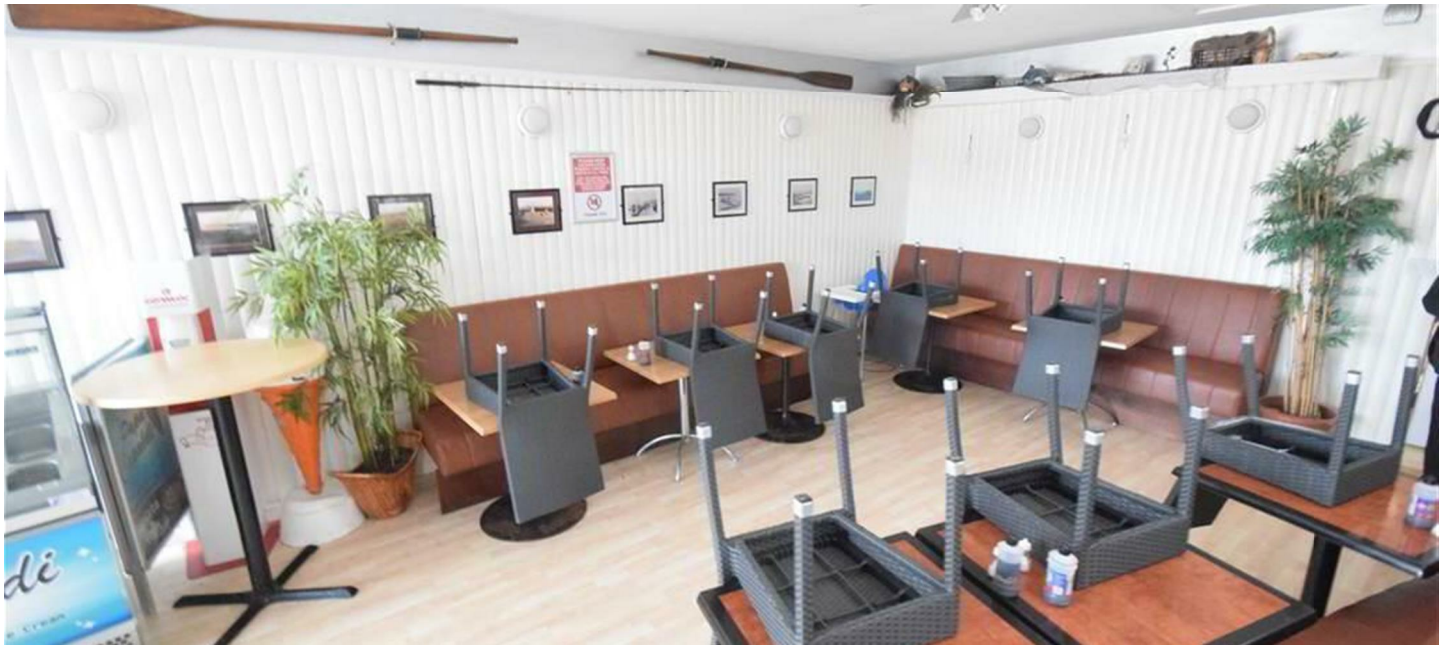
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This three storey commercial premises are located in a prominent location on Bridge Street, Bangor directly across from Bangor seafront, Marina and under construction Marine Gardens. The unit has been used as a hot food operation, but may lend itself to other uses subject to any required change of use. There is a generous ground floor

area with first floor accommodation which has potential for further use as a cafe or seating area, subject to any necessary approvals or alterations. There are toilets on first floor and two stores or office areas on the second floor. There is both on street parking as well as public parking areas nearby. This is a Prime City Centre location

close to several licenced premises with potential for evening and weekend trade.





# PROPERTY FEATURES

- Three Storey Commercial Premises To Let With Hot Food Use Potential
- Large First Floor Area With Potential For Further Cafe Or Seating Area (STA)
- On Street And Public Parking Areas Nearby
- Prominent Position Opposite Bangor Seafront, Marina and under construction Marine Gardens
- Second Floor Area Currently Set As Two Offices Or Stores
- Generous Sized Ground Floor Area With Toilets Currently Situated On First Floor





# PROPERTY MEASUREMENTS

Shop / Cafe Area 29'0" x 21'4"

Overall. Glazed entrance door and windows, stairs to first floor and second floor areas.

Rear Store Area 20'2" x 5'5"

Overall. Fire escape door.

Potential Cafe Area / Seating Area  
28'3" x 18'11"

Access door leading to stairs to second floor. Toilet.

Office / Store 1 19'3" x 11'3"

Office / Store 2 15'3" x 11'0"

## Directions

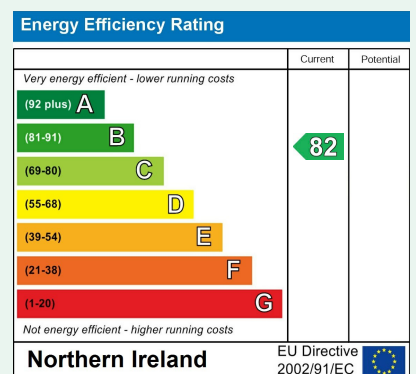
Travel down Bangor Main Street to the lights at the bottom. Continue on the road veering slightly right which is Bridge Street. The premises are on the right hand side.

## REQUIRED INFO UNDER TRADING STANDARDS GUIDANCE

Rates - NAV understood to be approx. £9,450 per annum

## 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 Groomspoint Road, Bangor BT20 5NF  
028 9147 9444

**Comber & Ards**  
7a The Square, Comber BT23 5DX  
028 9140 4100

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