

McKIBBIN

COMMERCIAL PROPERTY CONSULTANTS

02890 500 100



FOR SALE

**RETAIL/OFFICE
PREMISES**

**86 HIGH STREET
BANGOR
BT20 5BA**

c. 68.03 M² (733 FT²)

CONTACT:

Ryan McKenna

E: rmck@mckibbin.co.uk

**McKIBBIN COMMERCIAL
PROPERTY CONSULTANTS
CHARTERED SURVEYORS**

Callender House,
58-60 Upper Arthur Street,
Belfast BT1 4GJ

T: 02890 500100
E: property@mckibbin.co.uk

JOINT AGENT

Neill Estate Agents

Contact: Denis Neill
Tel: 028 9127 0283

mckibbin.co.uk

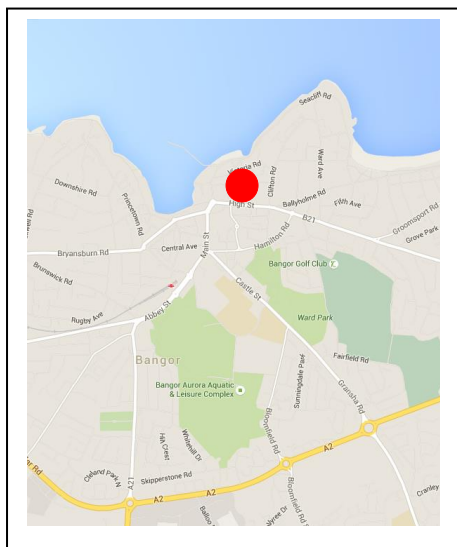


- The subject premises occupies a prominent location on High Street, Bangor and benefits from large volumes of both pedestrian and vehicular daily traffic.
- The premises comprises a 2 Storey mid-terrace Retail/Office building.
- The property is currently For Sale with the benefit of vacant possession and would be suitable for an owner occupier or investors alike.
- Near-by occupiers include; Mauds Ice Cream, Kinara Indian Restaurant, Maguire Pharmacy and Fetherston Clements Estate Agents.

McKIBBIN COMMERCIAL PROPERTY CONSULTANTS for themselves and the vendors or lessors of this property whose agents they are given notice that: 1) The particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract; 2) No person in the employment of McKIBBIN COMMERCIAL PROPERTY CONSULTANTS has any authority to make or give any representation or warranty whatsoever in relation to this property.

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SALE DETAILS

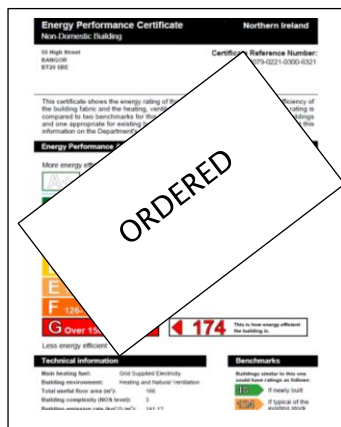
Price:
£85,000, exclusive.

Title:
Assumed Freehold or Long Leasehold subject to a nominal Ground Rent.

VAT

The property is not registered for Value Added Tax.

EPC



ACCOMMODATION

Ground Floor	Area
Internal Frontage	– c. 4.49 m (14' 9")
Sales Area	– c. 28.40 m ² (306 ft ²)
Office	– c. 9.72 m ² (105 ft ²)
Kitchen	– c. 2.76 m ² (30 ft ²)
First Floor	
Office 1	– c. 7.02 m ² (76 ft ²)
Office 2	– c. 6.58 m ² (71 ft ²)
Office 3	– c. 8.03 m ² (86 ft ²)
Office 4	– c. 5.52 m ² (59 ft ²)
TOTAL NET INTERNAL AREA	– c. 68.03 m² (733 ft²)

RATES INFORMATION

We are verbally advised by Land & Property Services that the Rateable Value of the property is £6,350

Rate in £ 2019/2020 = 0.569837
Rates payable 2019/20 = £2,895

(inc 20% Small Business Rates Relief)

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