



FOR SALE Fully Let Investment Opportunity Generating £34,900 Per Annum
84-86 Main Street, Bangor, BT20 5AF



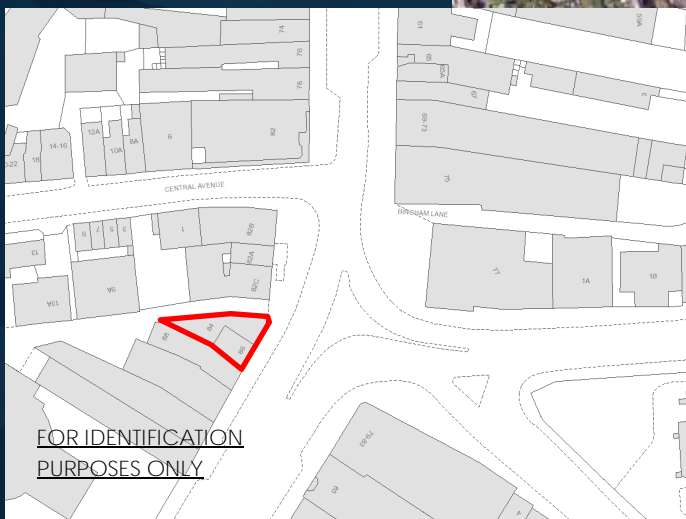
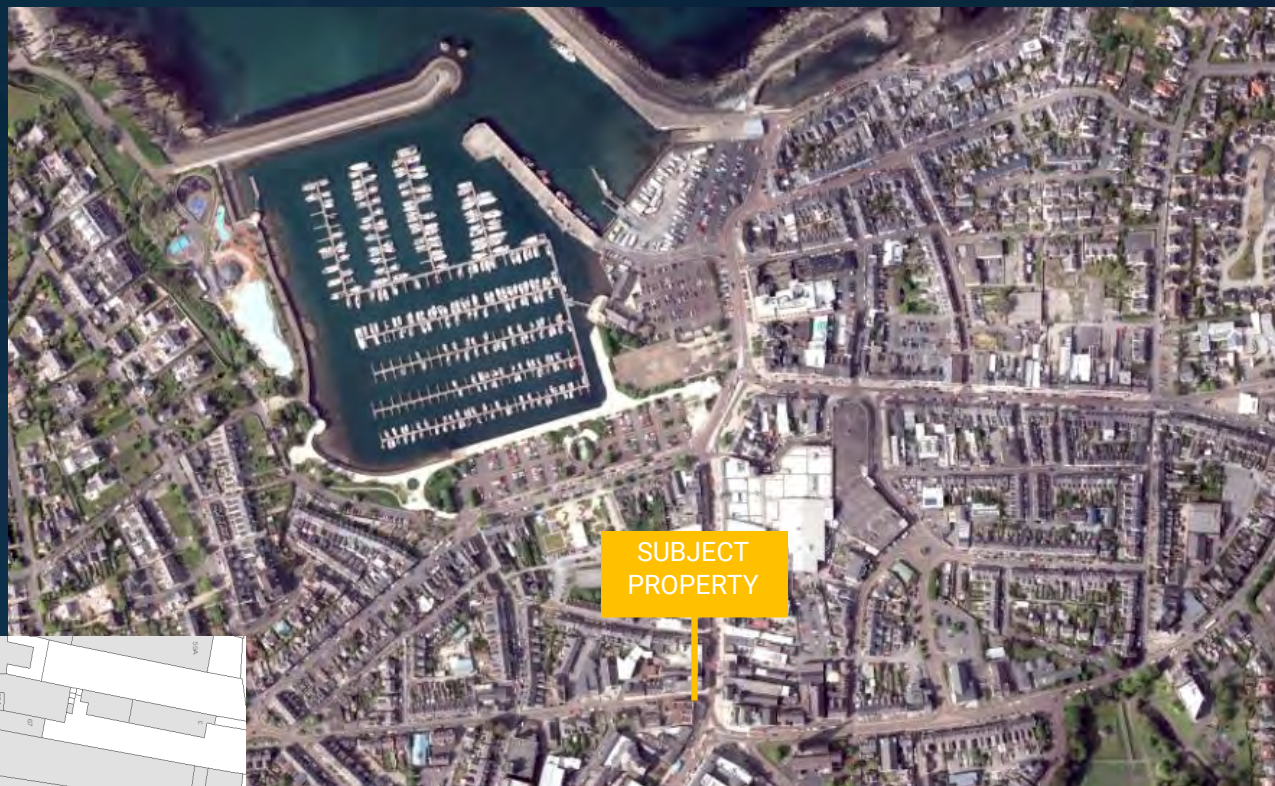
LOCATION

Bangor is one of Northern Ireland's most densely populated towns with a population of c. 60,000 people as its proximity to Belfast (c. 15 miles) makes it an attractive location for Belfast based commuters.

A popular seaside resort, tourism is an important contributor to Bangor's local economy particularly during the summer months and the imminent redevelopment of its seafront looks set to strengthen its appeal to commercial and residential occupiers / developers.

Neighbouring occupiers include Heatherlea Bakery, Neill Estate Agents, Asda, Boots, O2, Sostrene Green and Post Office.

Bangor bus and train station is a c. 5 minute walk from the subject.



DESCRIPTION

The subject occupies a prominent corner site within the town centre with c. 13 m dual frontage onto Main Street which benefits from high levels of passing footfall and vehicular traffic.

The subject comprises 2 no. ground floor office / retail units and 2 no. first floor offices. The subject is fully let and generates £34,900 per annum.

Internally the ground floor units are well finished with carpet / wooden flooring and painted walls. The ground floor shop fronts are single glazed with timber / aluminium frame, the first floor windows are double glazed uPVC.

C. 15
MILES

TO
BELFAST CITY
CENTRE

C. 5
MILES

TO
NEWTOWARDS



EASILY
ACCESSED VIA
THE A2



20 MINS DRIVE TO
BELFAST CITY
AIRPORT

ACCOMMODATION / TENANCY SCHEDULE

| Tenant | Description | Area (sq m) | Area (sq ft) | Rent | Term | NAV (Estimated Rates Payable) |
|--------------------------------|--|-------------------|---------------------|----------------------------|--------------------------|-------------------------------|
| 84 MAIN STREET, BANGOR | | | | | | |
| MORTGAGE IQ | Ground Floor Reception | C. 13 sq m | 144 sq ft | | | |
| | Ground Floor Office 1 | C. 5 sq m | 55 sq ft | | | |
| | Ground Floor Office 2 | C. 6 sq m | 64 sq ft | | | |
| | Ground Floor Waiting Area | C. 10 sq m | 103 sq ft | £16,500 per annum | 5 years from 01/03/2022 | £10,100 |
| | Ground Floor Office 3 | C. 7 sq m | 73 sq ft | | | (£5,275) |
| | Ground Floor Office 4 | C. 7 sq m | 73 sq ft | | | |
| | First Floor Store | C. 33 sq m | 354 sq ft | | | |
| | First Floor Kitchenette & WC | <u>C. 6 sq m</u> | <u>68 sq ft</u> | | | |
| | | C. 87 sq m | 936 sq ft | | | |
| 86 MAIN STREET, BANGOR | | | | | | |
| AXA INSURANCE | Ground Floor Open Plan Office / Retail | C. 33 sq m | C. 351 sq ft | | | £7,200 |
| | Ground Floor Kitchen | C. 7 sq m | C. 78 sq ft | £15,000 per annum | 5 years from 18/10/2022 | (£3,761) |
| | Ground Floor WC Facilities | - | - | | | |
| | | C. 40 sq m | C. 429 sq ft | | | |
| 84B MAIN STREET, BANGOR | | | | | | |
| ZOROCCI CONSULTING | First Floor Open Plan Office | C. 47 sq m | 504 sq ft | | | £1,950 |
| | First Floor Store | <u>C. 7 sq m</u> | <u>75 sq ft</u> | £1,400 per annum | 1 year from 01/10/2018 | (£1,018) |
| | | C. 54 sq m | 579 sq ft | | | |
| 86B MAIN STREET, BANGOR | | | | | | |
| STEWART MILLAR | First Floor Office | C. 17 sq m | 186 sq ft | | | £1,350 |
| | First Floor Store | <u>C. 4 sq m</u> | <u>43 sq ft</u> | £2,000 per annum | 1 year from 01/08/2019 | (£705) |
| | | C. 21 sq m | 229 sq ft | | | |
| | | | | TOTAL RENTAL INCOME | £34,900 per annum | |

84B & 86B are accessed via the same ground floor entrance off Main Street. The offices share WC Facilities

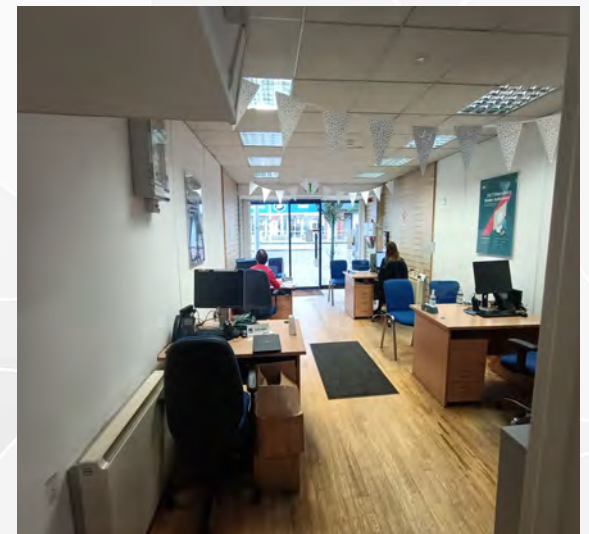
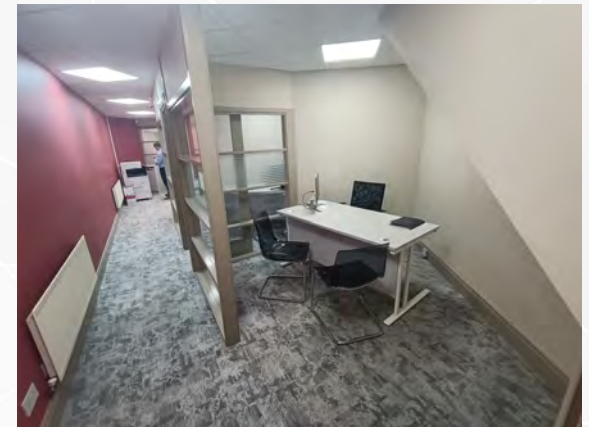
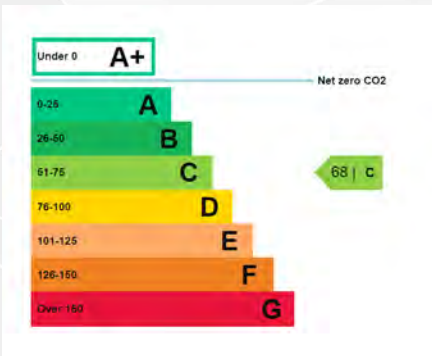


Photo Gallery
84-86 Main Street, Bangor

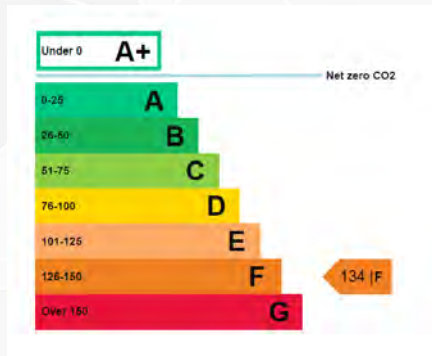
SALES DETAILS

PRICE: We are seeking offers in the region of £400,000
 TITLE: Long leasehold (999 years from 01/11/1935 subject to yearly rent of £30)
 VAT: All prices, outgoings etc are exclusive of, but may be subject to VAT.

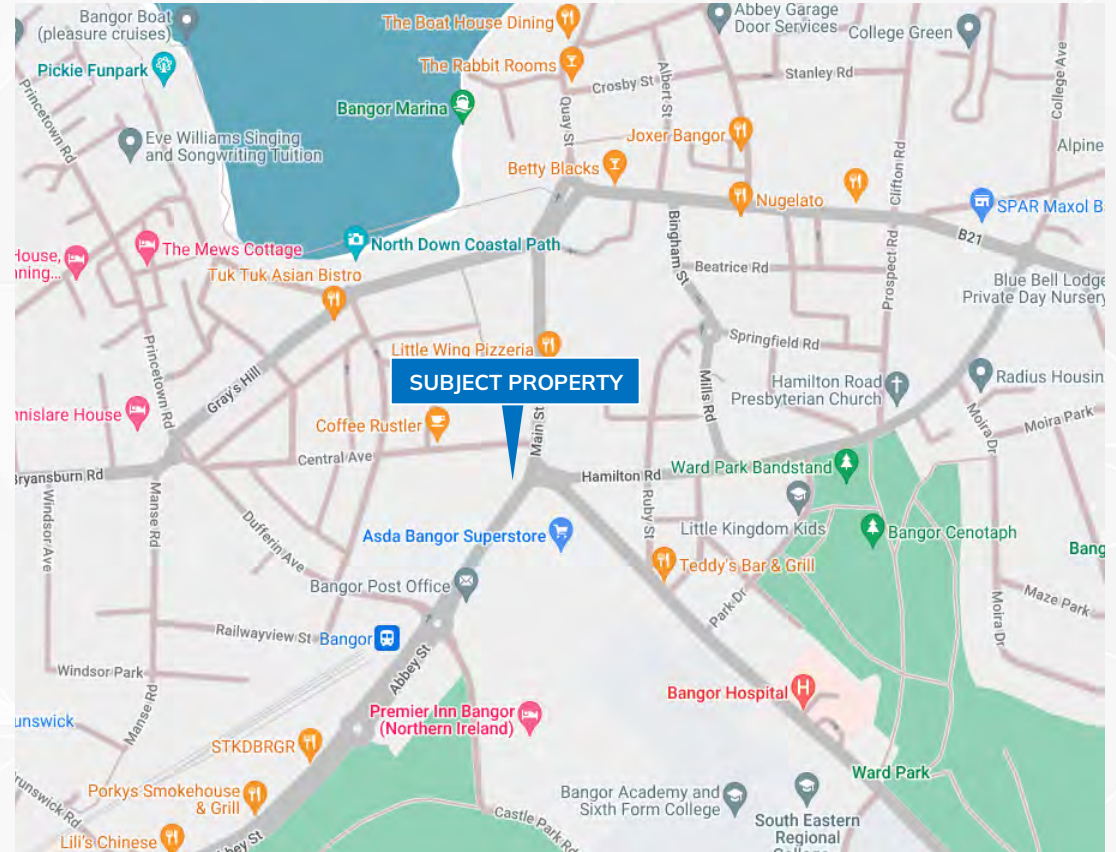
EPC CERTIFICATES



84 Main Street



86 Main Street



Customer Due Diligence:

As a business carrying out estate agency work we are required to verify the identity of both the vendor and the purchaser as outlined in the following: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <http://www.legislation.gov.uk/uk/si/2017/692/made>. Any information and documentation provided by you will be held for a period of 5 years from when you cease to have a contractual relationship with OKT. The information will be held in accordance with General Data Protection Regulation (GDPR) on our client file and will not be passed on to any other party, unless we are required to do so by law and regulation.

File No. 9430

CONTACT DETAILS

ALAN MCKINSTRY
 alan.mckinstry@okt.co.uk

RACHEL MORRELL
 rachel.morrell@okt.co.uk

028 9024 8181 OKT.CO.UK



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