



FOR SALE Former Banking Hall extending to c. 7,526 sq ft (699 sq m)

85 Main Street, Bangor BT20 4BA

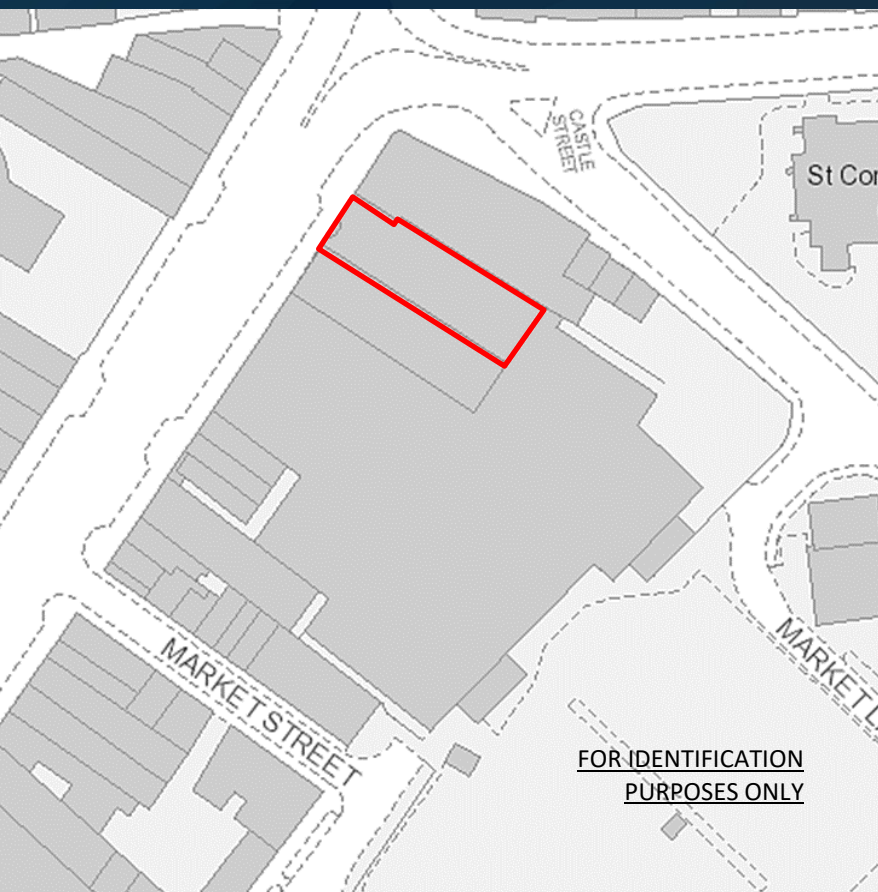
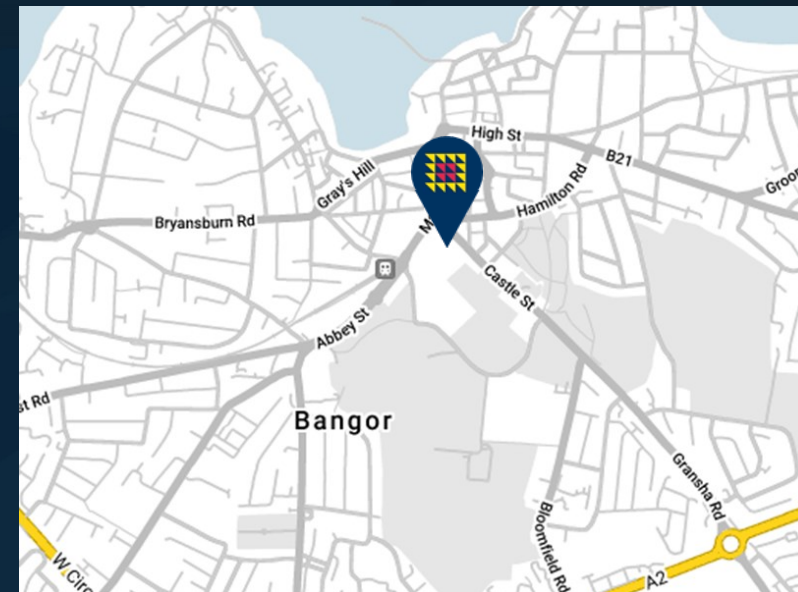


LOCATION

Bangor is one of Northern Ireland's most densely populated towns with a population of c. 60,000 people and 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 the local economy particularly during the summer months and the long delayed redevelopment of its seafront looks set to strengthen its appeal to commercial and residential occupiers / developers.

The subject is prominently located on Main Street within the town centre, which is home to a range of national and local traders.



c. 75,000

North Down Population
at last Census
(with catchment of 400,000)



Neighbouring occupiers
include Asda, Boots,
Menarys and Royal Mail



Easily accessed via the
A2 with an abundance
of public car parking in
close proximity



c. 5 mins walk to
Bangor Rail / Bus
Station

TRAVEL TIMES

**30
MINS**

Drive to
BELFAST

**15
MINS**

Drive to
NEWTOWNARDS

**15
MINS**

Drive to
HOLYWOOD

DESCRIPTION

The subject comprises a three storey commercial building in the heart of Bangor's commercial centre on a site of c. 0.1 acres.

The accommodation comprises the former banking hall, customer area, interview rooms, offices and strong room, with the upper floors providing staff and office accommodation and stores.

The property is well fitted throughout with finishes including carpeted flooring painted / plastered walls, part suspended ceilings with recessed spot / strip fluorescent lighting and it has both air conditioning system and oil fired central heating.

Suitable for a wide variety of uses to include retail / office / residential, subject to any necessary planning consents.



ACCOMMODATION

Description	Area sq m	Area sq m
GROUND FLOOR	c. 412 SQ M	4,440 SQ FT
FIRST FLOOR (PART 1)	c. 118 SQ M	1,270 SQ FT
FIRST FLOOR (PART 2)	c. 85 SQ M	920 SQ FT
SECOND FLOOR	c. 83 SQ M	896 SQ FT
Total G.I.A. Accommodation	c. 699 SQ M	7,526 SQ FT

Note: Scaled floor plans are available upon request.

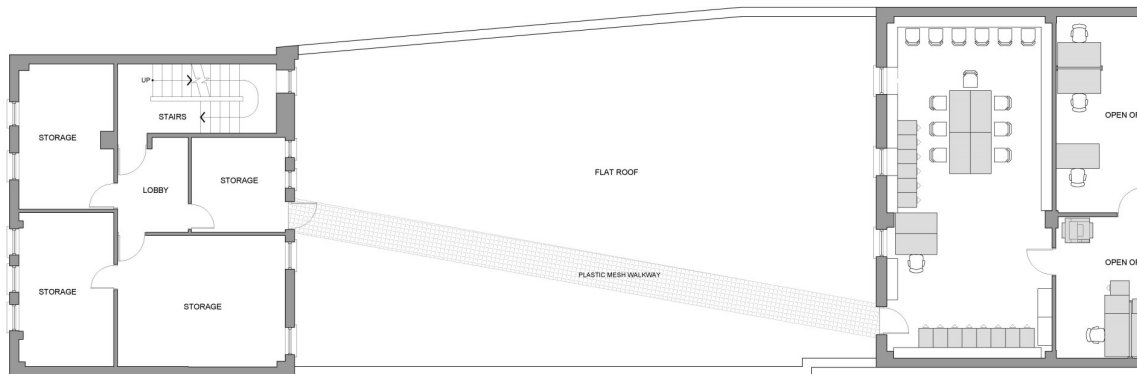
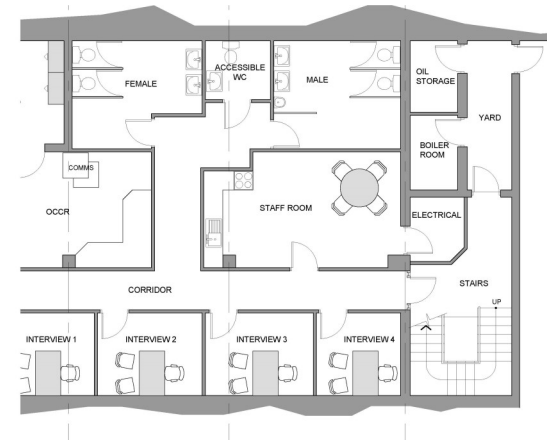
SITE AREA

The subject extends to c. 0.1 acres

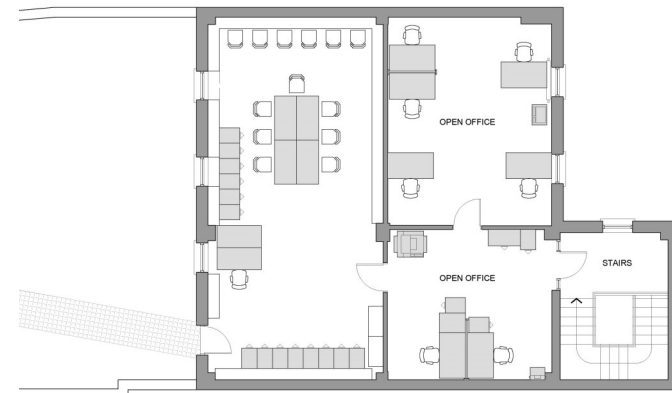




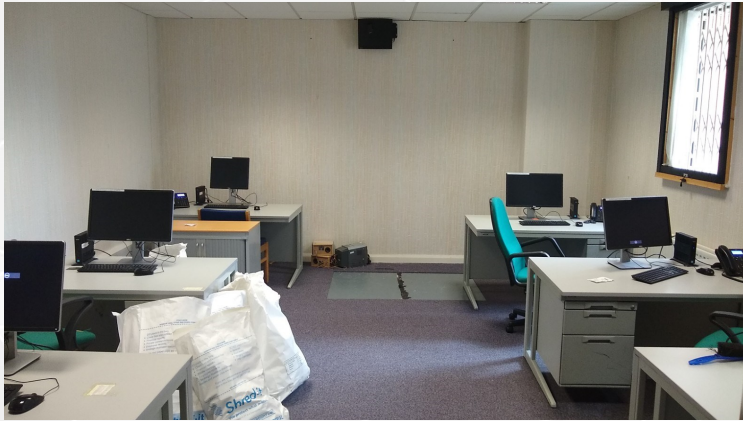
Ground Floor Plan



First Floor Plan



FLOOR PLANS



SALES DETAILS

PRICE

We are seeking offers in the region of £250,000.

TITLE

The property is held by way of long leasehold title.

VAT

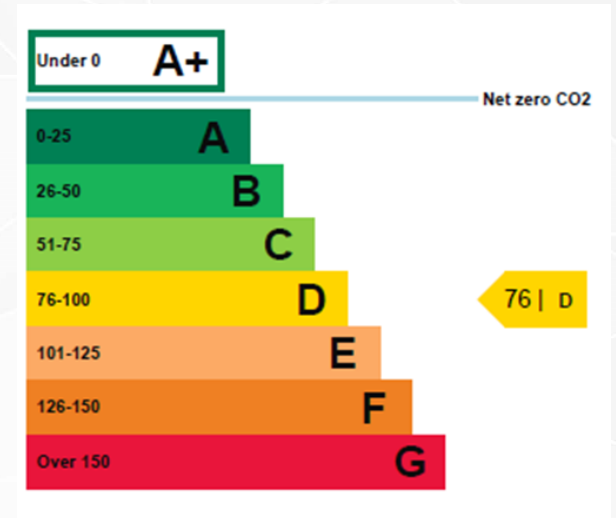
All prices, outgoings etc are exclusive of, but may be subject to VAT.

NAV

We are advised by the Land and Property Service that the Nav for the subject property is £42,620. The commercial rate in the pound for 2021/2022 is £0.510730 .

Please note that all perspective purchasers should make their own enquiries to confirm the NAV / rates payable.

EPC CERTIFICATE



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.

CONTACT DETAILS

ALAN MCKINSTRY
alan.mckinstry@okt.co.uk

IAIN MCCABE
iain.mccabe@okt.co.uk

028 9024 8181

OKT.CO.UK



OKT for themselves and for the Vendors or Lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute, nor constitute part of, an offer at contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but their accuracy is not guaranteed and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of O'Connor Kennedy Turtle has any authority to make or give any representation or warranty in relation to this property. (iv) OKT have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.