



FOR SALE / TO LET

29-33 Main Street, Bangor, BT20 5AF

Prominent City Centre Retail Unit Extending to c. 10.246 sq ft

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.

Neighbouring occupiers include Caff  Nero, Little Wing, Subway, Card Factory, and Santander.

DESCRIPTION

The subject comprises a three-storey retail property with ancillary storage / office accommodation. On the ground floor there is a large open plan retail area with central escalator and staircase providing access to a further retail area which occupies most of the first floor. In addition, there is ancillary office / storage accommodation across the first and second floors.

The property is fitted to include painted and plastered walls, tiled floors, suspended ceilings, and 8-person passenger lift. The building benefits from a central atrium skylight which provides good levels of natural light to the retail accommodation.

At the rear of the property there is a dock leveller roller shutter door which opens out to the rear service yard, allowing convenient access for deliveries.

The property would be suitable for a variety of uses, subject to any necessary planning permissions.

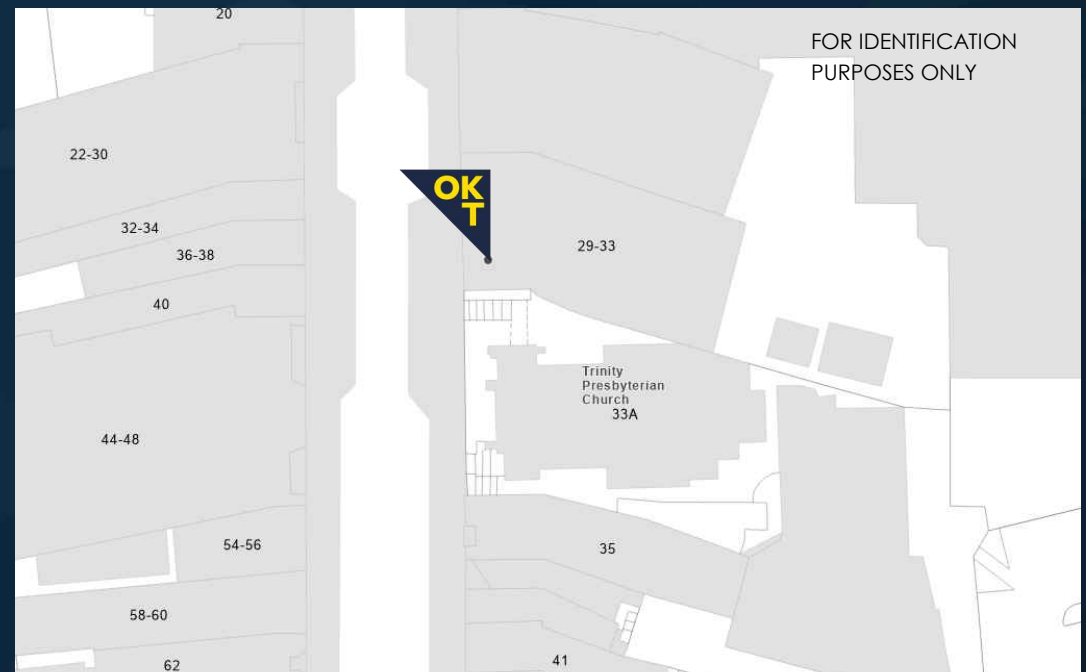
ACCOMMODATION

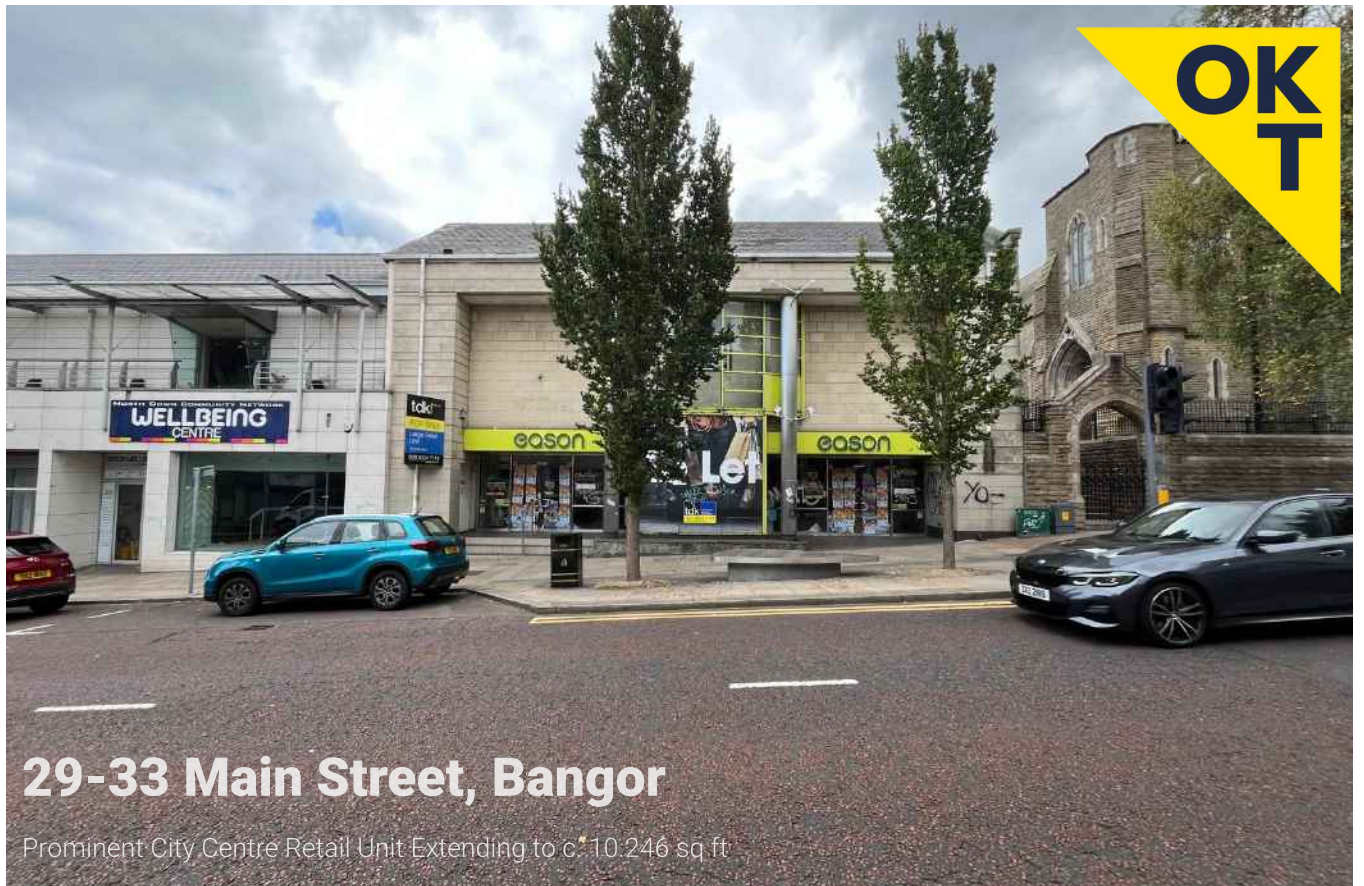
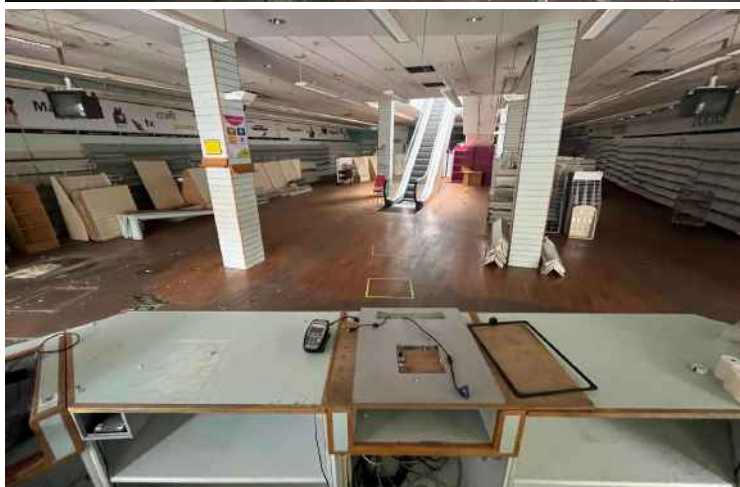
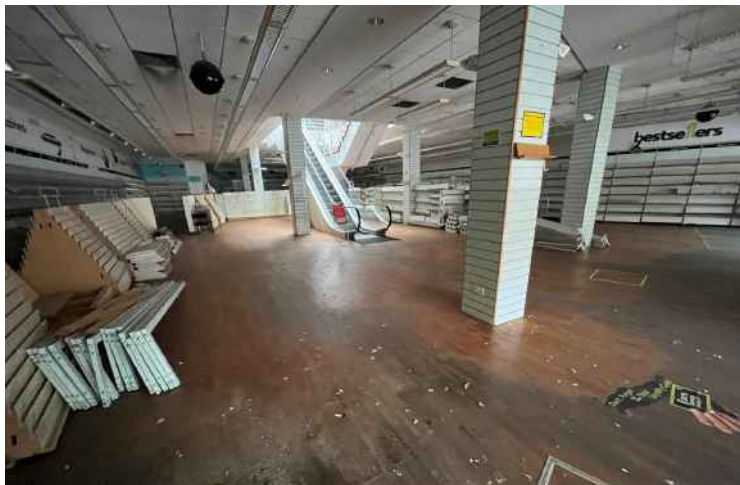
DESCRIPTION	AREA (SQ M)	AREA (SQ FT)
Ground Floor Retail	c. 463 sq m	4,979 sq ft
First Floor Retail	c. 335 sq m	3,610 sq ft
First Floor Ancillary Accommodation	c. 80 sq m	864 sq ft
Second Floor Ancillary Accommodation	c. 74 sq m	793 sq ft
TOTAL ACCOMMODATION	c. 952 sq m	10,246 sq ft

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/ukxi/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.

REF: 10307



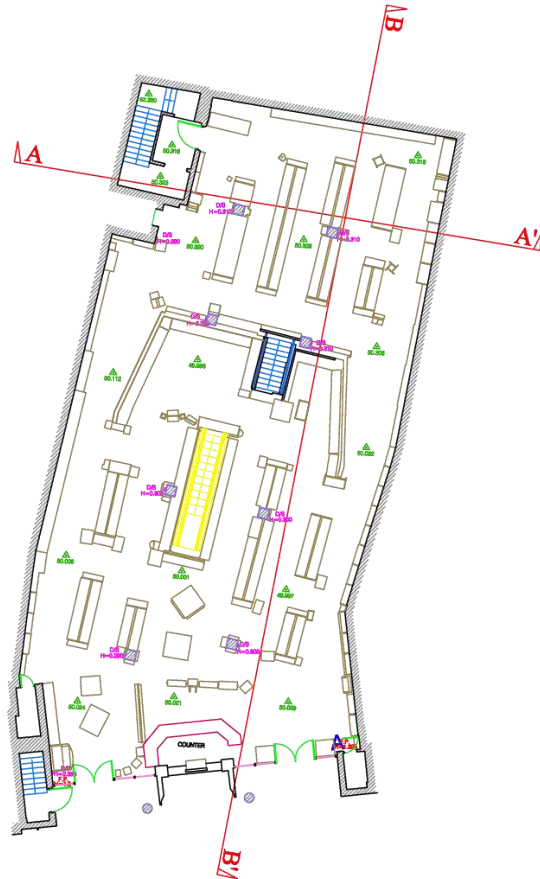


29-33 Main Street, Bangor

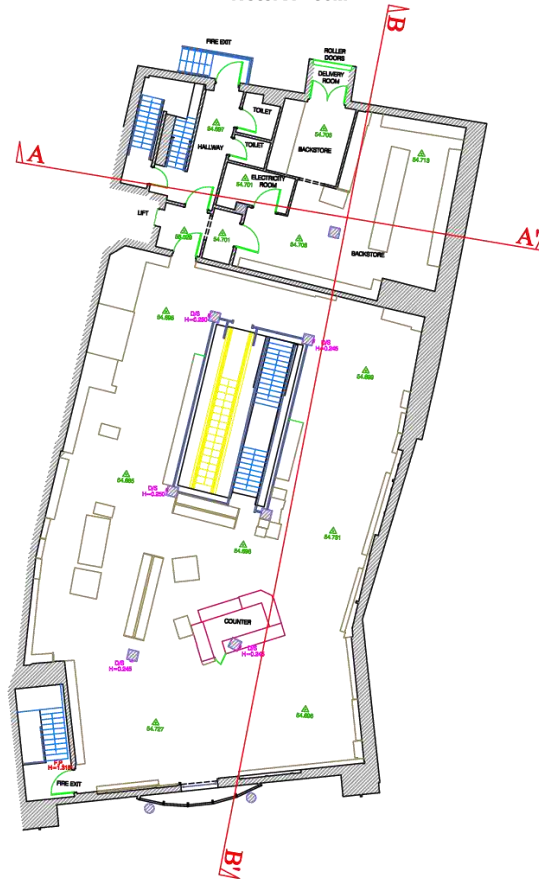
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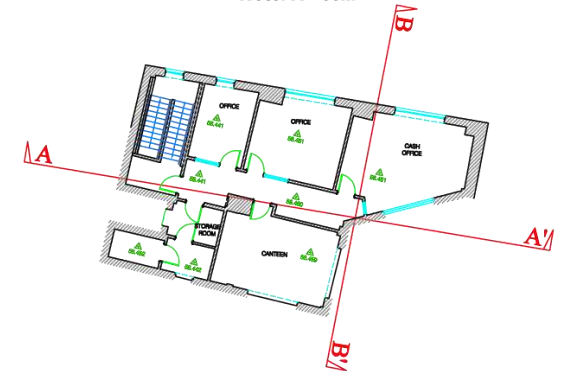
GROUND FLOOR PLAN



FIRST FLOOR PLAN
Note: X - 30M



SECOND FLOOR PLAN
Note: X - 60M



Floor Plans

29-33 Main Street, Bangor, BT20 5AF

SALES DETAILS

PRICE: Price on Application
TITLE: Assumed freehold

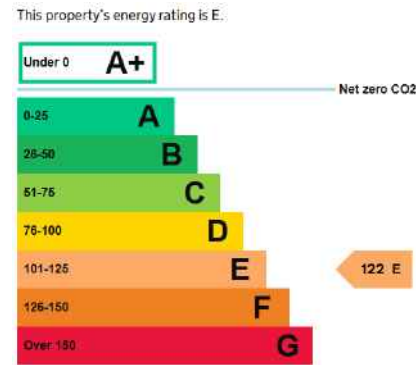
In accordance with the current Anti-Money Laundering (AML) Regulations, the proposed purchaser / tenant will be required to satisfy the Vendor / Lessor and their agents regarding the source of the funds used to complete the transaction.

LEASE DETAILS

RENT: Price on Application
TERM: Negotiable

VAT

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



NAV (RATES PAYABLE)

NAV: £53,100

Estimated rates payable in accordance with LPS Website: £31,196.22

All perspective purchasers/tenants should make their own enquiries to confirm the NAV / rates payable.



FURTHER INFORMATION

For further information / viewing arrangements please contact:

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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.

