3 Bridge Street
Bangor, BT20 5AW

Per Month £1,250 Per Month

VICTORIA PINKERTON

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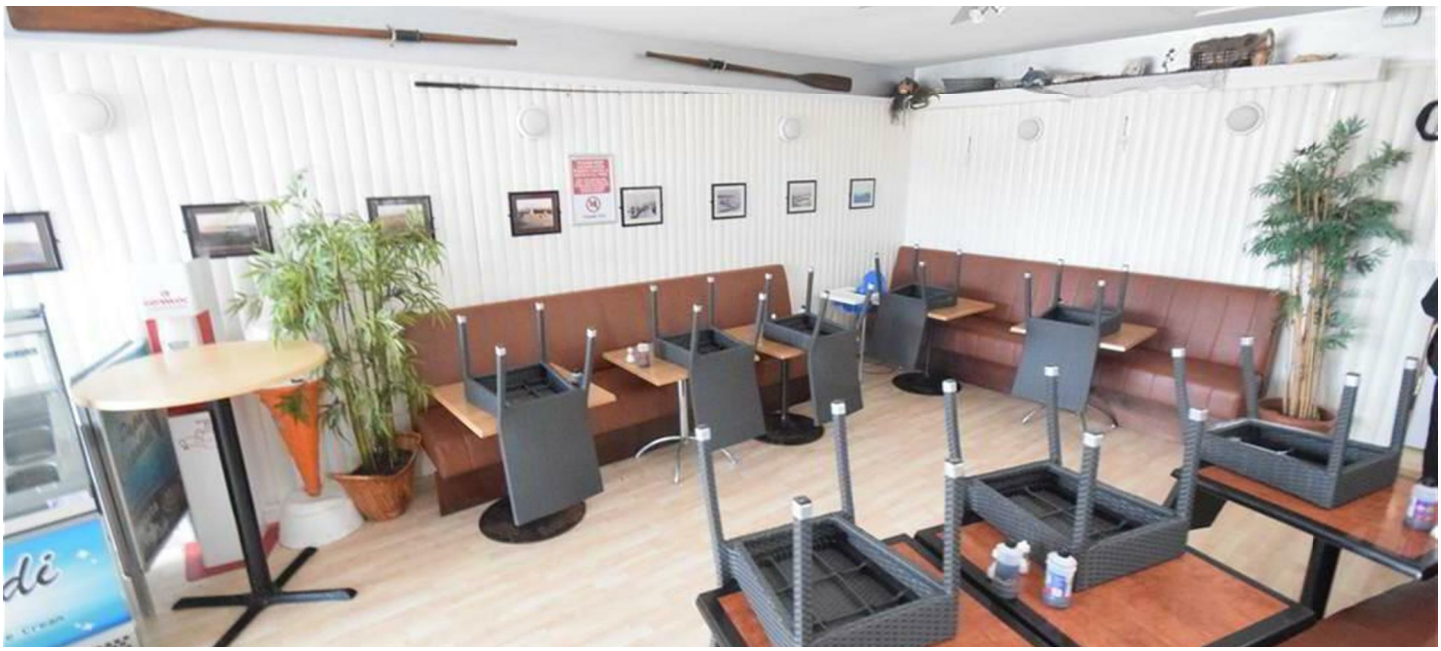
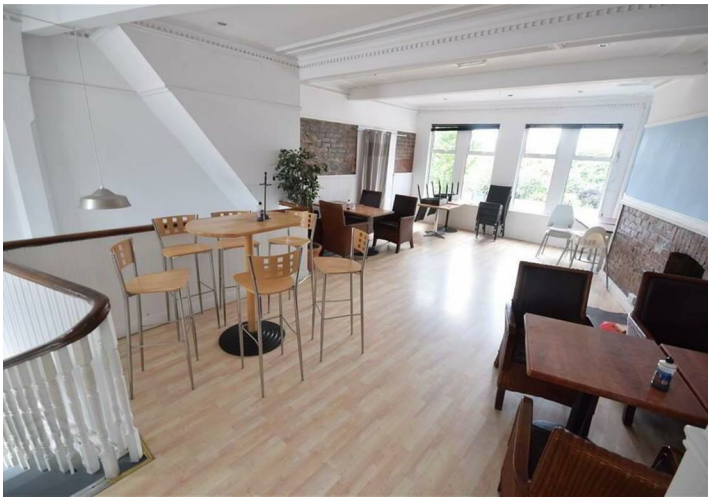
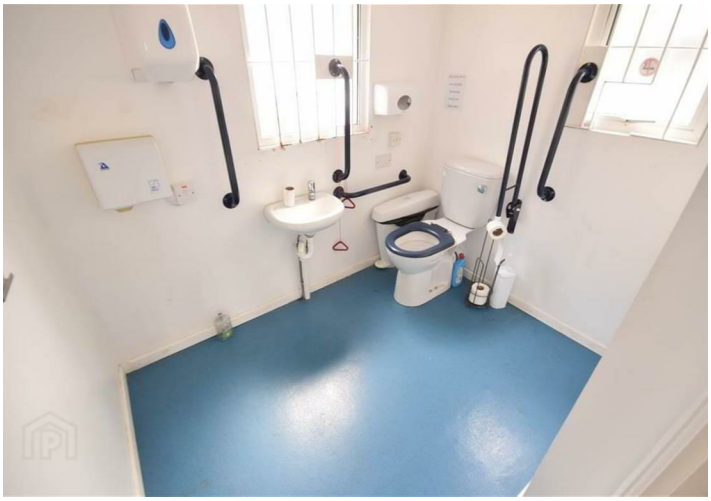
This three storey commercial premises are located in a prominent location on Bridge Street, Bangor directly across from Bangor seafront, Marina and under construction Marine Gardens. The unit has been used as a hot food operation, but may lend itself to other uses subject to any required change of use. 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 neccesary 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
- Prominent Position Opposite Bangor Seafront,Marina and under construction Marine Gardens
- Generous Sized Ground Floor Area With
- Large First Floor Area With Potential For Further Cafe Or Seating Area (STA)
- Second Floor Area Currently Set As Two Offices Or Stores
- Toilet Currently Situated On First Floor
- On Street And Public Parking Areas Nearby

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"

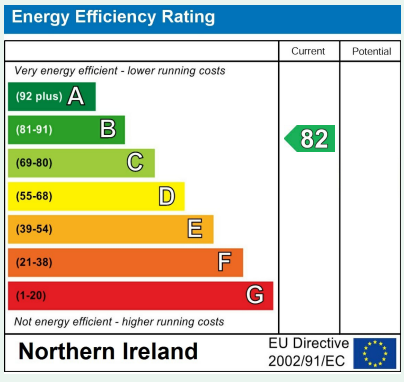
Office / Store 2 15'3" x 11'0"

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

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Bangor & Donaghadee
100 Main Street, Bangor BT20 4AG
028 9147 9393

Ballyholme
88a Groomsport Road, Bangor BT20 5NF
028 9147 9444

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

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