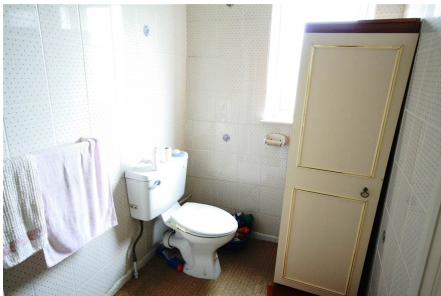
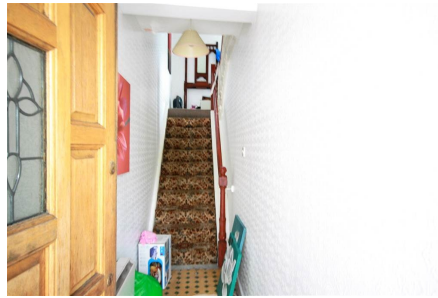


6 Abbey Street

Bangor, BT20 4JA

£110,000



Property Description

This prime commercial unit offers excellent potential for any investor or business owner keen to expand their current portfolio or start one. The ground floor premises have a spacious main reception/office at the front with additional office/storage space to the rear of the property. Upstairs there is a generous apartment with flexible accommodation offering up to three bedrooms and 1

reception or 2 bedrooms with 2 receptions. The apartment benefits from a well proportioned kitchen and separate shower room. With local Pay & Display car parks, links to Belfast, Newtownards and Holywood via bus, train or car, the premises are ideally located and not an opportunity to be missed.

Property **Rooms**

(Entrance)

Communal gate entrance, door to ground floor shop/office unit:

Main Office (Ground Floor) (W: 7.6700m, L: 3.8400m) (W: 25' 2", L: 12' 7")

Wooden flooring

Office 2 (Ground Floor) (W: 2.6400m, L: 2.2600m) (W: 8' 8", L: 7' 5")

Understairs storage area, part wooden tiled walls

Office 3 (Ground Floor) (W: 2.6400m, L: 2.0300m) (W: 8' 8", L: 6' 8")

Leading to: Rear toilet with low flush WC, pedestal wash hand basin Rear concrete storage area
Backdoor leading to rear of property

(Entrance)

Wood panelled door with glass panel

Entrance Hall: (Entrance)

Entrance hall with Economy 7 heater leading to 1st & 2nd floor apartment

Shower Room: (First Floor)

Redring electric shower, low flush WC, pedestal wash hand basin, carpeted flooring, tiled walls

Kitchen: (First Floor)

High and low fitted cupboards, oven with extractor, part tiled walls, plumbed for washing machine, stainless steel sink unit, Economy 7 heater

Lounge: (First Floor) (W: 5.0500m, L: 3.4800m) (W: 16' 7", L: 11' 5")

Economy 7 heater

Bedroom 1: (Second Floor) (W: 5.0500m, L: 4.2400m) (W: 16' 7", L: 13' 11")

Economy 7 heater and built in storage space/cupboard

Bedroom 2 (Second Floor) (W: 3.4800m, L: 2.4900m) (W: 11' 5", L: 8' 2")

Economy 7 heater

Bedroom 3 (Second Floor) (W: 3.0000m, L: 3.1800m) (W: 9' 10", L: 10' 5")

Economy 7 heater

Property **Features**

Property Features:

- Prominent Commercial Premises In Centre Of Town
- Prime Ground Floor Retail/Office space
- Economy 7 Heating
- Possible Additional Office Space Available On 1st & 2nd Floor
- Good sized 1st & 2nd Floor Apartment With Flexible Accommodation
- 1 Reception / 3 Bedroom or 2 Reception / 2 Bedroom
- Excellent Investment Or Business Potential
- Local Pay & Display Car Parks
- Excellent Links to Belfast/Newtownards Via Car, Bus Or Train

Property **Energy Rating**

EPC Landmark Code:

0950-5975-0346-3030-4044

Quick Summary

Type	Investment
Area	Bangor
Price	£110,000
Address	6 Abbey Street, Bangor, BT20 4JA
Status	For Sale

Book A Valuation

Book A Viewing

Contact Us

028 9127 0283 (tel:028 9127 0283)

028 9181 4511 (tel:0289127814511)

chat@neillestateagents.co.uk (mailto:chat@neillestateagents.co.uk)

ards@neillestateagents.co.uk (mailto:ards@neillestateagents.co.uk)