

**FOR SALE or TO LET**



## **FOR SALE or TO LET** **EXCELLENT RETAIL PREMISIES** 127 / 129 Main Street, Bangor.

- Extensive retail premises prominently located in Bangor town centre midway between the railway station and Asda.
- Occupiers in the area include Menarys, DV8, Baillies , Excel Clothing and several cafes and restaurants.
- Ground floor Sales 1,328 sqft plus First floor Sales 1,009 sqft.

**028 9044 7144**

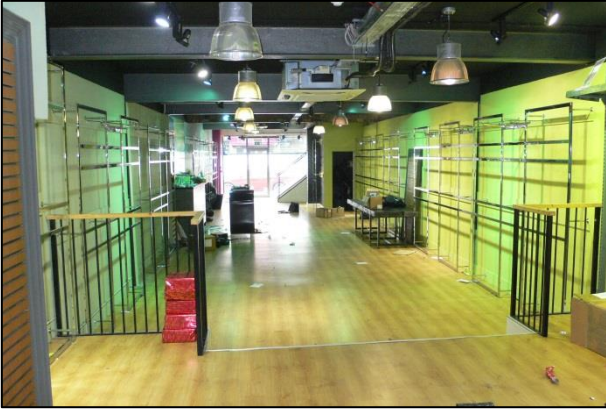


**WHELAN**

## LOCATION

Bangor is located approximately 10 miles east of Belfast and is one of the major retail centres in Northern Ireland with a population of approximately 70,000 people and a catchment of over 150,000 people.

Located on Upper Main Street the premises are in close proximity to public car parks at Abbey Street and Market Street.



## DESCRIPTION

Attractively finished retail unit, currently fitted as a fashion boutique with ground and first floor sales areas and ancillary accommodation. Additional second floor attic stores (currently with no access)

The sales areas are finished with timber laminate floors, painted walls with metal display racking, feature lighting and air-conditioning cassette units (not tested)

## ACCOMMODATION

The following approximate areas have been measured in accordance with the RICS Code of Measuring Practice 6th Edition.

### Ground Floor:-

Sales	123 sqm	1,328sqft
Under stairs store	2 sqm	21 sqft
Main Store	12.7 sqm	136 sqft
Store (2)	2.5 sqm	26 sqft

### First Floor:-

Sales	93.7 sqm	1,009 sqft
Staff Room	9.4 sqm	101 sqft
W/C	-	-

### Second Floor / Attic (no access)

## RATING

**NAV:** £27,000

Commercial Rate £1.00 for 14/15 is £0.555418

## ENERGY PERFORMANCE CERTIFICATE

EPC : D-88

## PRICE

OA £295,000

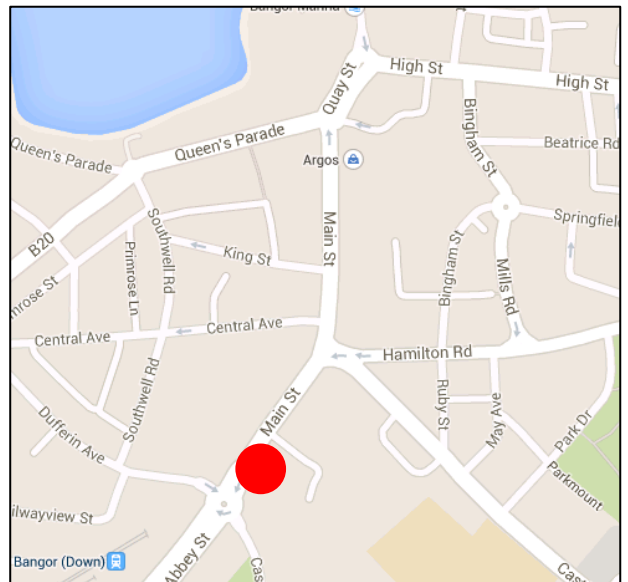
## RENT

£24,000 pa

Short term letting considered.

## VAT

The property is not elected for VAT.



## VIEWING

by appointment through sole agents:-

Whelan Commercial Ltd.

41 Arthur Street, Belfast, BT1 4GB

**028 9044 7144**

[www.whelan.co.uk](http://www.whelan.co.uk)

## DECLARATION

An employee of Whelan Commercial Ltd has a personal interest in this property.



# Energy Performance Certificate

Northern Ireland

Non-Domestic Building

127-129 High Street  
BANGOR  
BT20 5BD

Certificate Reference Number:  
0270-0434-6499-9804-3002

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Department's website [www.epb.dfpni.gov.uk](http://www.epb.dfpni.gov.uk).

## Energy Performance Asset Rating

More energy efficient

A+

..... Net new CO<sub>2</sub> emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

◀ 88

This is how energy efficient the building is.

Less energy efficient

## Technical Information

Main heating fuel:	Grid Supplied Electricity
Building environment:	Air Conditioning
Total useful floor area (m <sup>2</sup> ):	290
Building complexity (NOS level):	3
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> ):	117.36

## Benchmarks

Building similar to this one could have rating as follows:

30

If newly built

76

If typical of the existing stock



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