

# FOR SALE

**TEMPLETON  
ROBINSON**  
**COMMERCIAL**

CHARTERED VALUATION SURVEYORS

21 & 21A Clandeboye Road, Bangor BT20 3LB



Located on Clandeboye Road, this property benefits from being a short walk from Bangor's bustling town centre. It is also a short walk from many public transport links including road and rail. In total the property consists of a commercial unit on the ground floor which is leased until February 2017 at a rent of £360 per month. There is a one bedroom apartment on the first floor in need of repair and modernisation. Access to the apartment is through a separate door. This is an excellent opportunity to acquire a small investment property which will yield a healthy return.

- Excellent Investment Opportunity
- Ground Floor Retail Unit
- First Floor Apartment
- Lounge and One well portioned Bedroom
- Oil Fired Central Heating
- Rear yard

**PRICE**

**Offers Around £95,000**

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## DETAILS

Ground Floor	Barber Shop Store Separate W.C. Enclosed yard	21'0" x 15'0" (6.4m x 4.57m)	
First Floor	Lounge Kitchen	10'6" x 10'6" (3.2m x 3.2m) 10'0" x 8'0" (3.05m x 2.44m)	High & low level units single drainer stainless steel sink unit plumbed for washing machine
	Bedroom	12'6" x 8'0" (3.81m x 3.05m)	
	Bathroom	Cream suite comprising panelled bath with integrated shower unit pedestal wash hand basin	
	Separate W.C.		
Outside	Rear yard Boiler house		
EPC	F-21		
Location	Travelling out of Bangor on Abbey Street, turn left onto the Newtownards Road and then first right onto Church Street which becomes Clandeboyne Road. The property is on the left.		
VIEWING	By appointment with Bangor Office 028 9145 1166		