

FOR SALE / TO LET

Retail / Offices

19 Hamilton Road Bangor BT20 4LL



Description

Details

SIZE

Ground Floor	Retail	421 sq.ft. (39.1 sq.m.)
	Office	135 sq.ft. (12.5 sq.m.)
	Kitchen	76 sq.ft. (7.1 sq.m.)
	Separate WC	
First Floor	Offices	400 sq.ft. (37.2 sq.m.)
	Separate WC	
Second Floor	Stores	230 sq.ft. (21.4 sq.m.)

Outside Rear Garden / Parking area with vehicular access from rear

RENT Offers in region of £11,500 per annum

PRICE Offers over £130,000

VAT May be applicable to above

LEASE Minimum 5 years

OUTGOINGS

Tenant responsible for repair and refund of cost of Buildings Insurance to Landlord

RATES

No 19 (ground floor)	
NAV	£6,800.00
Rates payable 2016/2017	£3,652.37
19a (1st and 2nd floors)	
NAV	£2,500.00
Rates payable 2016/2017	£1,369.64

GENERAL

Busy secondary Trading Area close to Town Centre.
Economy 7 Central Heating
Suitable as Retail or Offices
EPC G190

VIEWING

Key accompanied through Sole Agents 028 9042 4747

54 High Street Holywood BT18 9AJ Telephone +44 (0)28 9042 4747

E-MAIL: dee@trcommercial.co.uk

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