

FOR SALE

Investment Property (with Future Development Potential)
1-1A-3-3A, Albert Street + Bank Lane, Bangor BT20 5EF
(available as one or in two separate lots)



This property is situated close to Bangor Seafront to the rear of the Marine Court Hotel and a short walk to the High Street.

The property comprises 3 no. ground floor shops and a first floor store fronting Albert Street with land directly to rear, accessed off Bank Lane, which has 22 no. small garages to rear.

All units are currently let, other than the first floor store at 1A, and total rental income is presently £23,696 per annum.

Whilst the property has not been well maintained in recent years it does have potential for redevelopment, subject to planning.
Site Plan available on request

PRICE **£200,000**

Individual Lots – offers invited

VAT We are advised that the property is not registered for VAT



54 High Street Holywood BT18 9AJ Telephone +44 (0)28 9042 4747 e-mail: brian@trcommercial.co.uk

Templeton Robinson Commercial is the trading name of Templeton Robinson Commercial (NI) LLP. NC001518
Misrepresentation Act 1967: The premises are offered subject to contract, availability and confirmation of details. The particulars do not form any part of a contract and whilst believed to be correct no responsibility can be accepted for any errors. None of the statements contained in the particulars are to be relied on as statements of fact. Any interested purchasers or lessees must satisfy themselves by inspection or otherwise as to the correctness of those statements. The Vendors or Lessors do not make or give TRC or any person in its employment, any authority to make or give any representations or warranty whatsoever in relation to this property. Unless otherwise stated all prices and rentals are exclusive of VAT to which they may be subject.

ACCOMMODATION

Lot 1

1 Albert Street:	Ground Floor Shop	362 sq.ft.	(33.6 sq.m.)
1A Albert Street	First Floor Stores	1,100 sq.ft.	(102.2 sq.m.)
3 Albert Street	Ground Floor Shop	550 sq.ft.	(51.1 sq.m.)
3A Albert Street	Ground Floor Shop	242 sq.ft.	(22.5 sq.m.)

Lot 2

22 no. Lock-up Garages with double doors.

LEASES

Lot 1

1 Albert Street	Yearly tenancy	£4,400 p.a. plus rates
1A Albert Street	currently vacant and in poor condition	
3 Albert Street	Yearly tenancy	£4,500 p.a. plus rates
3A Albert Street	Yearly tenancy	£2,796 p.a. plus rates

Lot 2

Let on various short tenancies at rents of £40-£50 per month

RATES

1 Albert Street	NAV	£2,950
1A Albert Street	NAV	£1,700
3 Albert Street	NAV	£4,600
3A Albert Street	NAV	£2,200

Garages

Each garage has a capital value for rating purposes of £2,750 (domestic)

VIEWING

By appointment with Brian S Patterson MRICS
07767 442999

or

Hollywood Office 028 9042 4747

Co-Agents

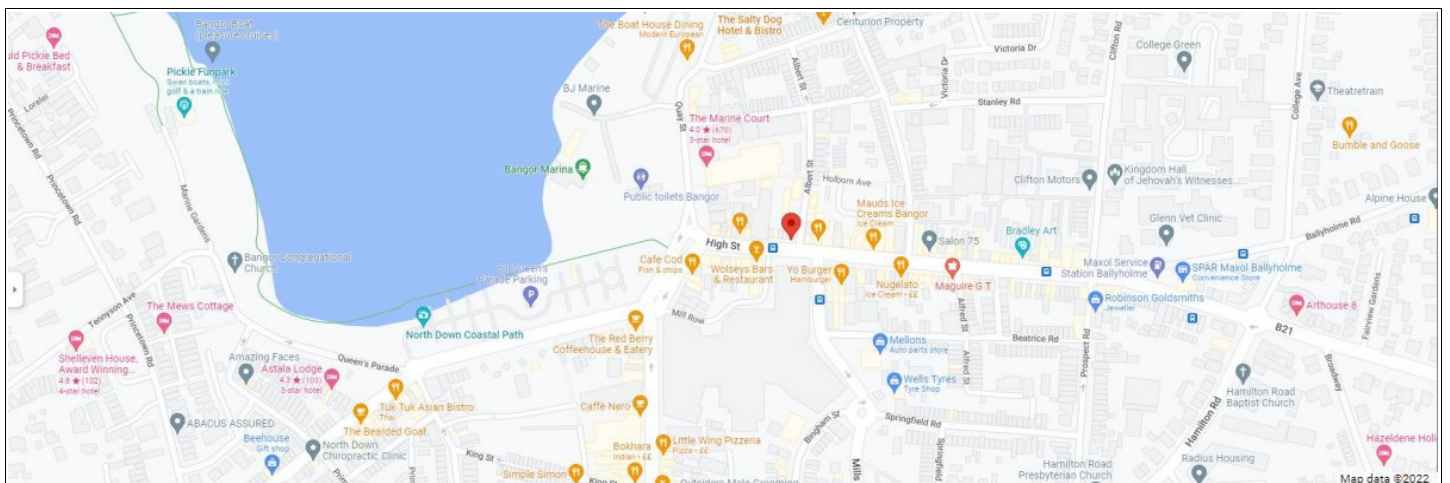
Neill Estate Agents
98-100 Main Street, Bangor BT20 4AG
02891 270283



EPCs

1 Albert Street	D-89
1A Albert Street	G-168
3 Albert Street	C-57
3A Albert Street	D-94

Details available by application to Agent



54 High Street Hollywood BT18 9AJ Telephone +44 (0)28 9042 4747 e-mail: brian@trcommercial.co.uk

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