

# FOR SALE

Due to Relocation

Excellent Retail Building c.1,600 sq.ft. (148.7 sq.m.)  
24/24a Dufferin Avenue, Bangor BT20 3AA



## Location / Description

This is a well located and adaptable building located on Dufferin Avenue, on the edge of Bangor City centre. It is in close proximity to the Bus and Train station plus there is a large surface car park along with plenty of on street free car parking in the immediate vicinity.

It is arranged as retail premises over ground, first and second floors with rear access to the Lane off Southwell Road. The first and second floors have their own door access.

It is well finished to include upvc double glazing, laminate and carpet flooring, some feature lighting and electric roller shutter to the rear.

John Robb Interiors have traded very successfully from the premises for over 50 years and the building is being offered for sale due to the relocation of the business.



## PRICE

Seeking offers around £160,000 excl.

Suite 2, 3 Church Street, Newtownards BT23 4AN Telephone +44 (0)28 9131 3830 e-mail: [gareth@trcommercial.co.uk](mailto:gareth@trcommercial.co.uk)

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### Accommodation

Ground Floor Retail	c.714 sq.ft.	(66.3 sq.m.)
First Floor Retail & Kitchen plus WC	c.691 sq.ft.	(64.3 sq.m.)
Second Floor Studio	c.194 sq.ft.	(18.1 sq.m.)

**Total Accommodation c.1,600 sq.ft. (148.7 sq.m.)**

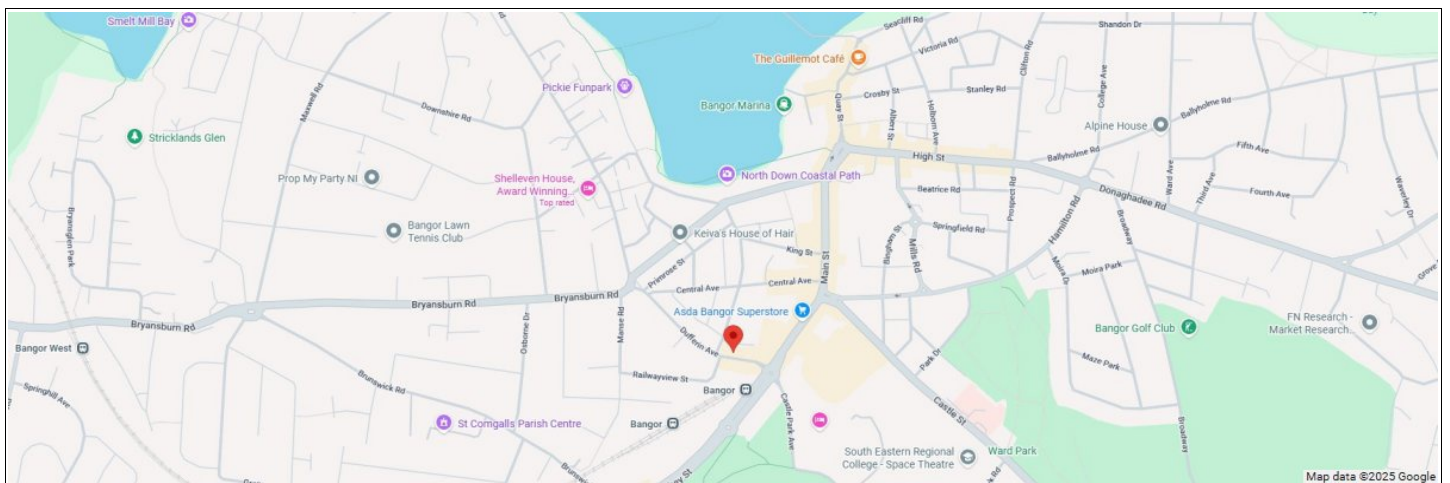
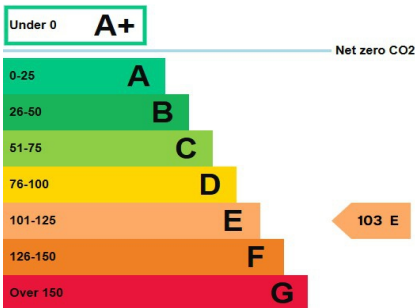
VAT Prices quoted are exclusive of VAT, which may be chargeable

RATES	NAV 24	£5,450
	NAV 24a	£2,250
	Combined Building Rates payable 2025/26 (with SBRR)	£3,554

EPC E-103

VIEWING By appointment with Sole Agent 028 9131 3830

ANTI-MONEY LAUNDERING In accordance with the current Anti-Money Laundering (AML) Regulations, the purchaser/lessee will be required to satisfy the vendor/lessor and their agents regarding the source of the funds used to complete the transaction.



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