



PER ANNUM

£10,500

15 Hamilton Road
Bangor
BT20 4LF



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Sales, Lettings and Property Management

This property is located on the ever-popular Hamilton Road just a short walk from Bangor's Main Street and Bingham Street public car park.

The property consists of three floors and has the added benefit of HOT FOOD CONSENT.

On the ground floor there is a large seating area, a kitchen space with a utility room, washroom and rear storage.

On the first floor there are six individual rooms which could be utilised for additional seating or office space and a further two rooms on the second floor.

With Hamilton Road becoming increasingly popular and with the heavy traffic flow throughout the day we suspect this property won't be available for long so early viewing is recommended.

NAV £6450 (Current Rates Approx £3493 per annum)

*Internal Photographs are Historic

EPC 114 E

Approx. 1,240 sq ft



TYPE ROOM NAME HERE



TYPE ROOM NAME HERE



TYPE ROOM NAME HERE

PROPERTY FEATURES



TYPE ROOM NAME HERE



TYPE ROOM NAME HERE

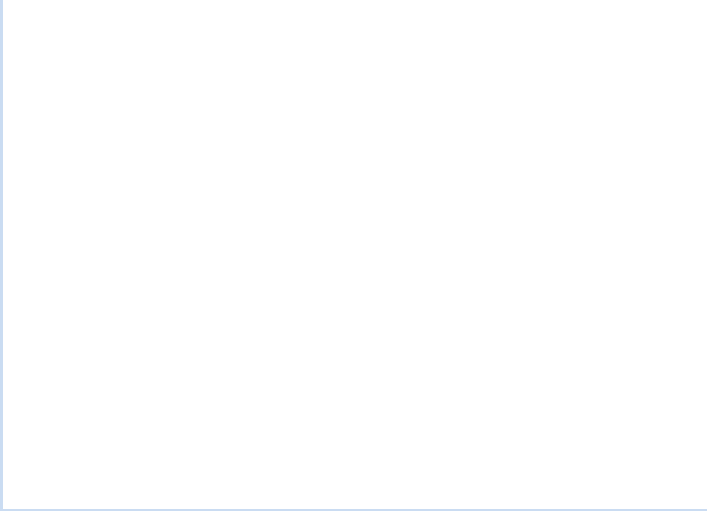


TYPE ROOM NAME HERE

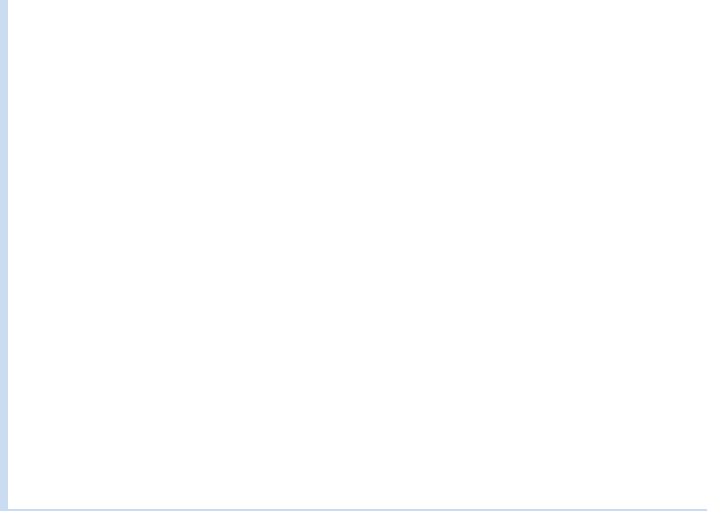
- Prominent Retail Unit To Let With Hot Food Use
- Generous Serving Area And Counter Space With Preparation Area
- Gas heating
- Ideal And Convenient Trading Position
- Town Centre Location Near To Pubs, Clubs & Sea Front
- Approx 1240sq ft

THIS PROPERTY COMPRISES

FLOOR PLANS



GROUND FLOOR



FIRST FLOOR



TYPE ROOM NAME HERE

Energy Efficiency Rating

The rating for this property is:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

* For your information: The UK average rating is 'E50'.



DO YOU NEED TO SELL?

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WILL YOU NEED A MORTGAGE?

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