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Prominent Retail Unit With Redevelopment Potential

2,503 Sq. Ft

Application Ref: LA06/2025/0038/F

14-16 Main Street,
Bangor, BT20 5AG

TO LET / FOR SALE

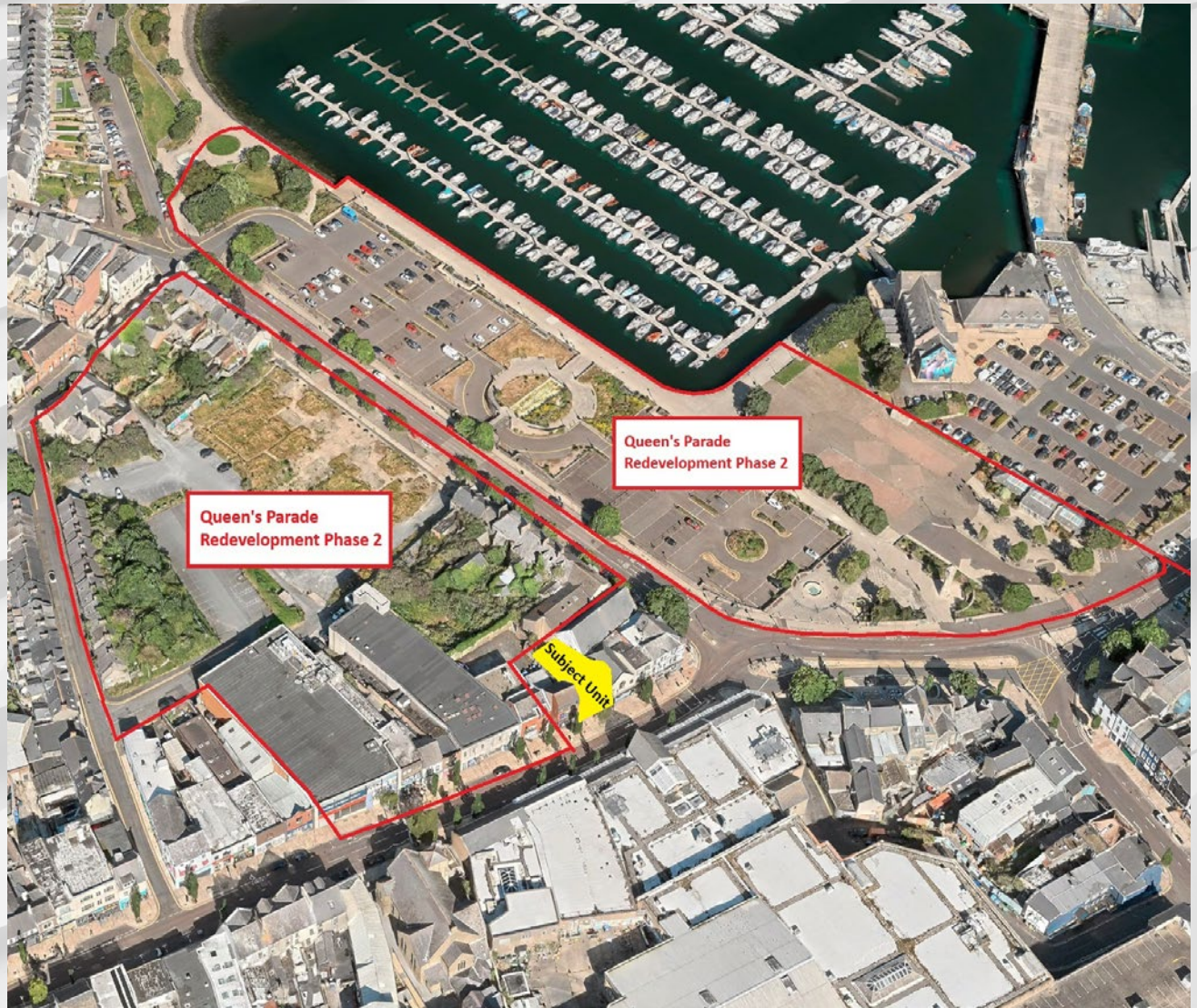
PROPERTY SUMMARY

- Prime town centre location on Bangor's main street
- Planning consent for café and residential conversion
- High level of pedestrian footfall
- Extending to c.2,503 Sq. Ft over four floors

LOCATION

Bangor is one of Northern Ireland's most established and desirable coastal towns, approximately 13 miles east of Belfast in North Down. The town benefits from excellent road and rail links to Belfast, is around 20 minutes by car from George Best Belfast City Airport, and offers convenient access to the region's main ferry ports and motorway network.

The subject property occupies a prominent position on Bangor's Main Street, benefiting from strong pedestrian footfall and is in close proximity to a range of established national and independent occupiers including Caffè Nero, Greggs and Little Wing.





REGENERATION

Bangor continues to experience significant investment and regeneration, most notably along its seafront and marina, with the landmark Marine Gardens regeneration (formerly Queen's Parade) representing a £72 million investment by Bangor Marine Limited. Scheduled for completion in 2028, the scheme will transform this prime waterfront location into a vibrant mixed use destination featuring new apartments, retail units, a hotel, offices, leisure facilities and high-quality public realm spaces.

[Click here for further information](#)

DESCRIPTION

The property comprises an attractive former bank premises arranged over ground and three upper floors. The building provides flexible accommodation with potential for commercial, leisure or mixed-use occupation.

PLANNING

Planning has been granted to transform the existing premises into a café at ground floor level, with 2 no. apartments above, together with a new shopfront and dedicated residential access. [Application reference: LA06/2025/0038/F](#)

ACCOMMODATION

Description	Sq. M.	Sq. Ft.
Ground Floor	84.04	904
First Floor	90.28	972
Second Floor	53.22	573
Third Floor	5.02	54



HEAD LEASE DETAILS

We have been advised that the property is held by way of long leasehold. 999 yrs from 1st May 1893 at a fixed rent of £12.00 pa.

LEASE DETAILS

Rent: £17,500 pax
Term: By negotiation
Repairs: On an FRI basis

RATEABLE VALUE

We have been advised by Land and Property Services that the NAV is £18,600. The rate in the £ for 2026/2027 is 0.609456. Current rates payable £11,336.

PRICE

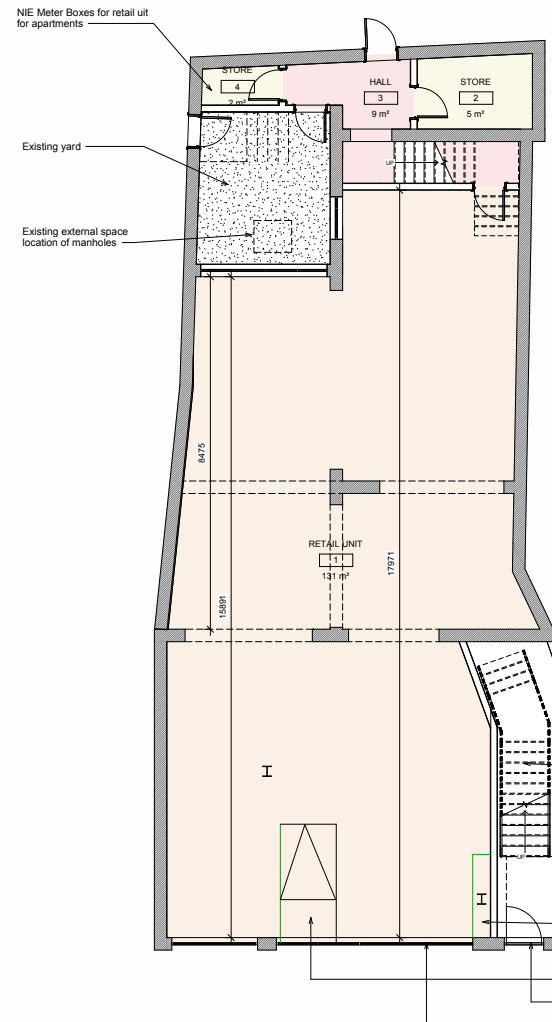
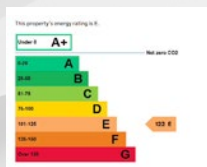
Offers are invited in the region of £195,000, exclusive.

VAT

This property is not registered for VAT.

EPC

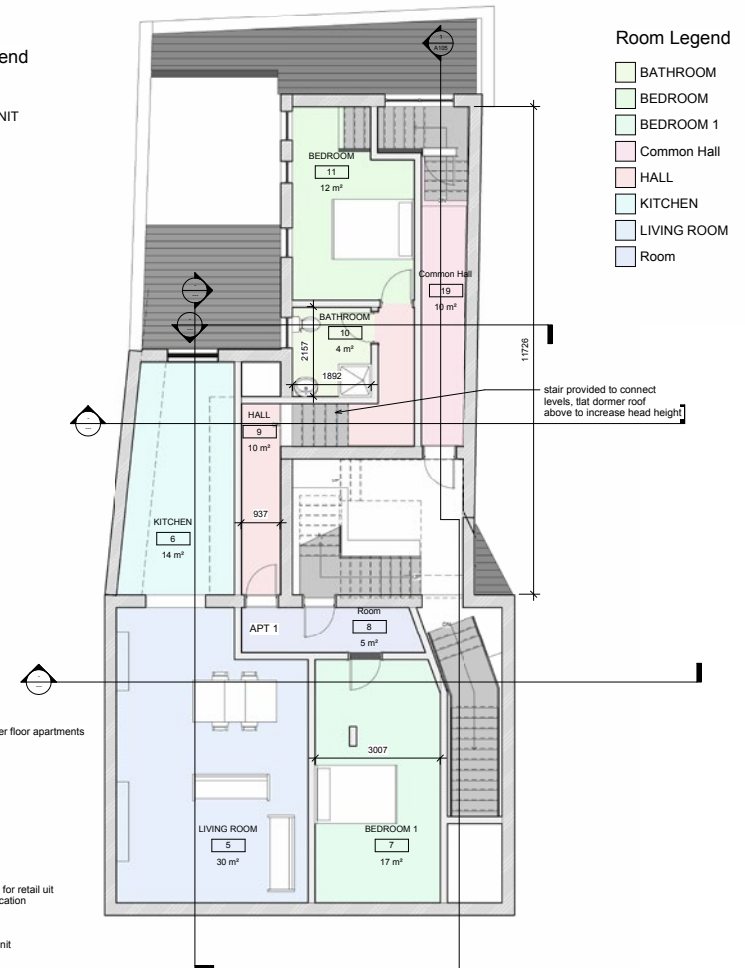
122 -E Certificate can be made available upon request.



① Ground Floor Plans
1:50

Room Legend

- HALL
- RETAIL UNIT
- STORE



② First Floor Plan
1:50

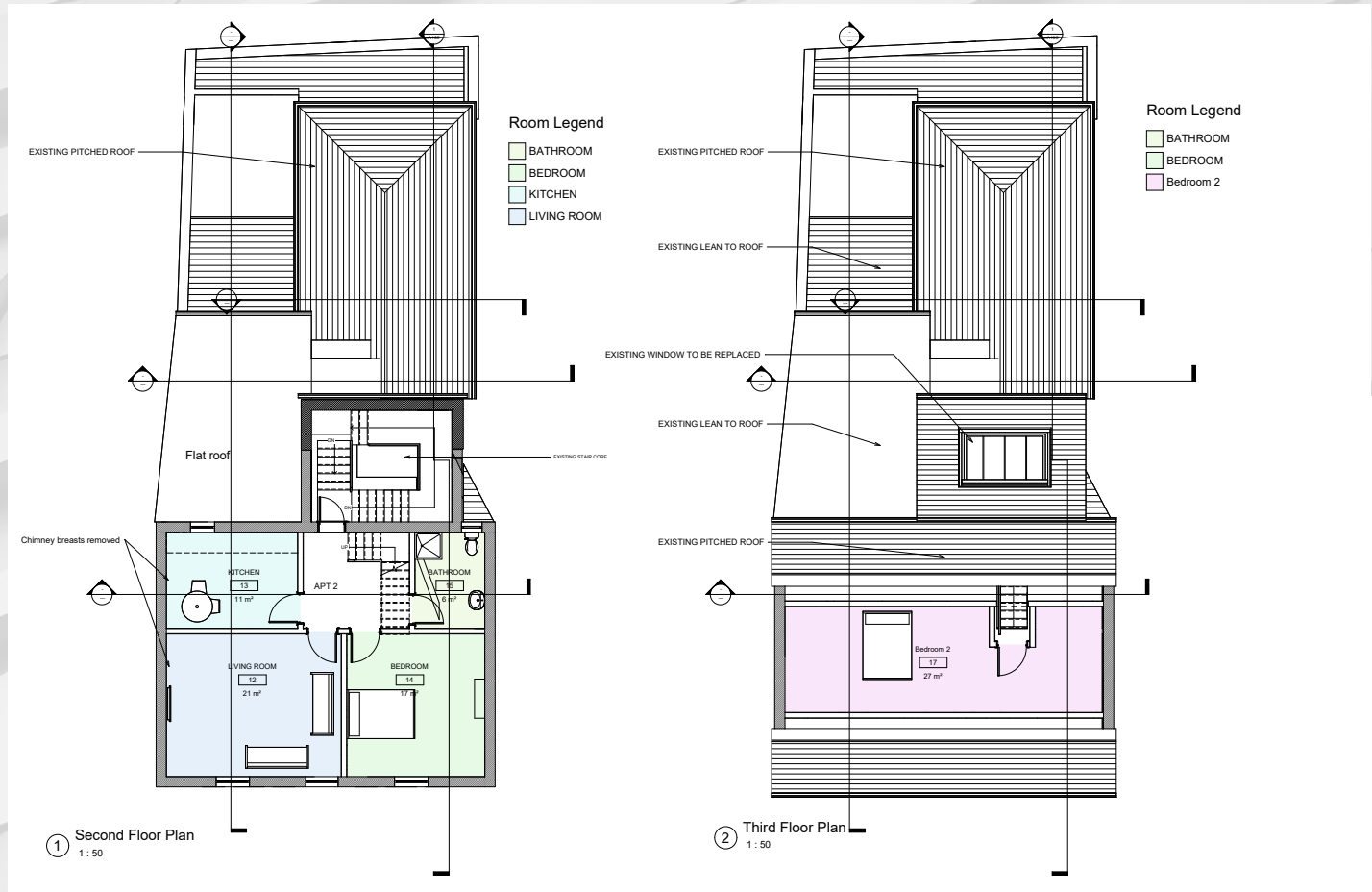
Room Legend

- BATHROOM
- BEDROOM
- BEDROOM 1
- Common Hall
- HALL
- KITCHEN
- LIVING ROOM
- Room

VIEWING AND FURTHER INFORMATION

Contact: Mark Thallon
Tel: 028 9089 4066
Email: mark.thallon@tdkproperty.com

Contact: Myles Elliott
Tel: 07526 566679
Email: myles.elliott@tdkproperty.com



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