

FOR SALE

THE ROYAL HOTEL

& WINDSOR BAR

REDEVELOPMENT OPPORTUNITY WITH FULL PLANNING PERMISSION
FOR 35 APARTMENTS AND 3NO RETAIL UNITS

22-28 QUAY STREET, BANGOR, BT20 5ED

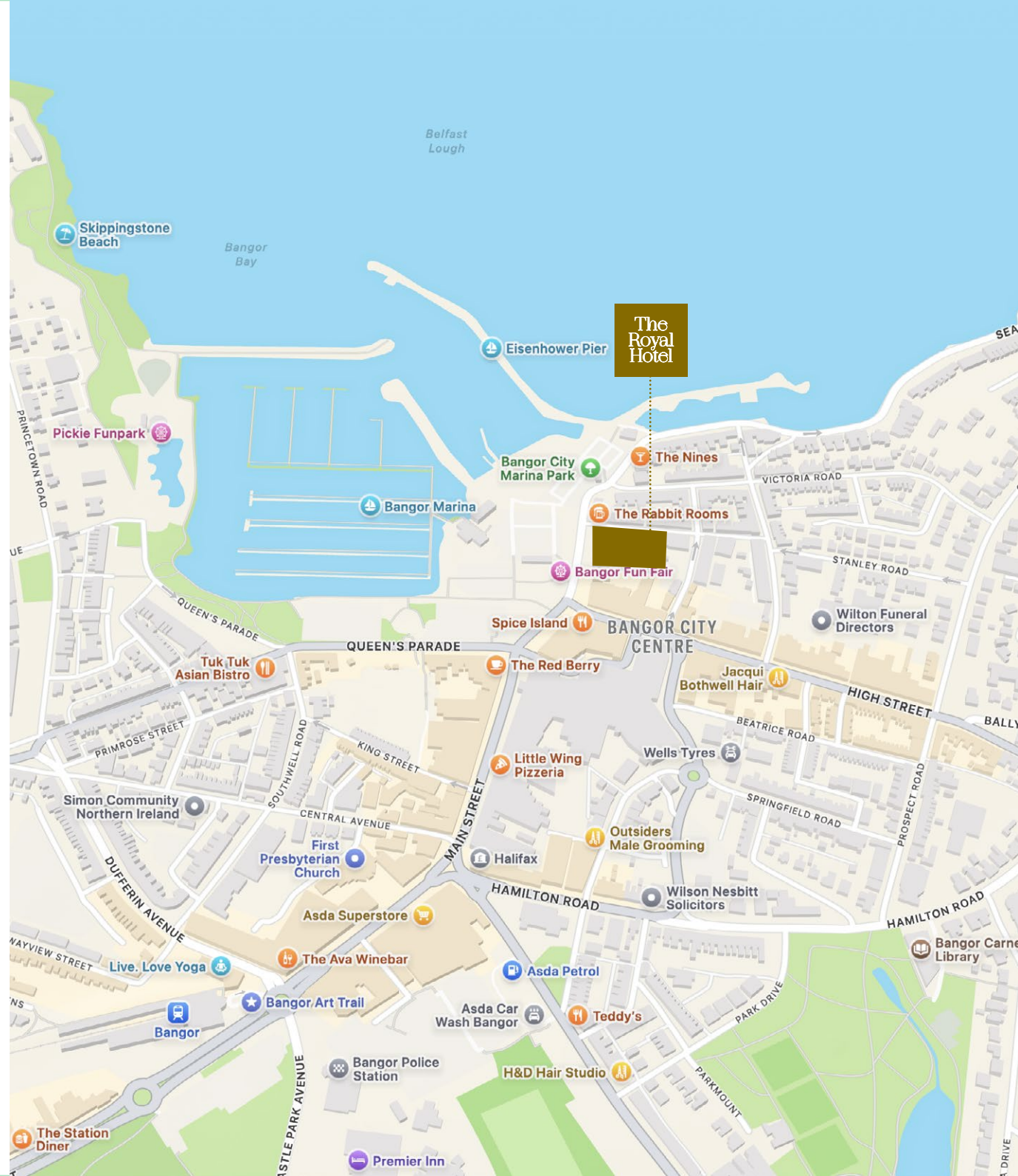
The 5-storey building enjoys a prominent position on Quay Street and boasts a handsome bay fronted façade with tower - a distinctive example of 1930s architecture.



Location

Bangor is just 15 miles from Belfast on Northern Ireland's scenic North Down coast. Its heritage as a seaside resort is evident in the Victorian and Edwardian architecture, esplanade, seafront walks, beaches and marina.

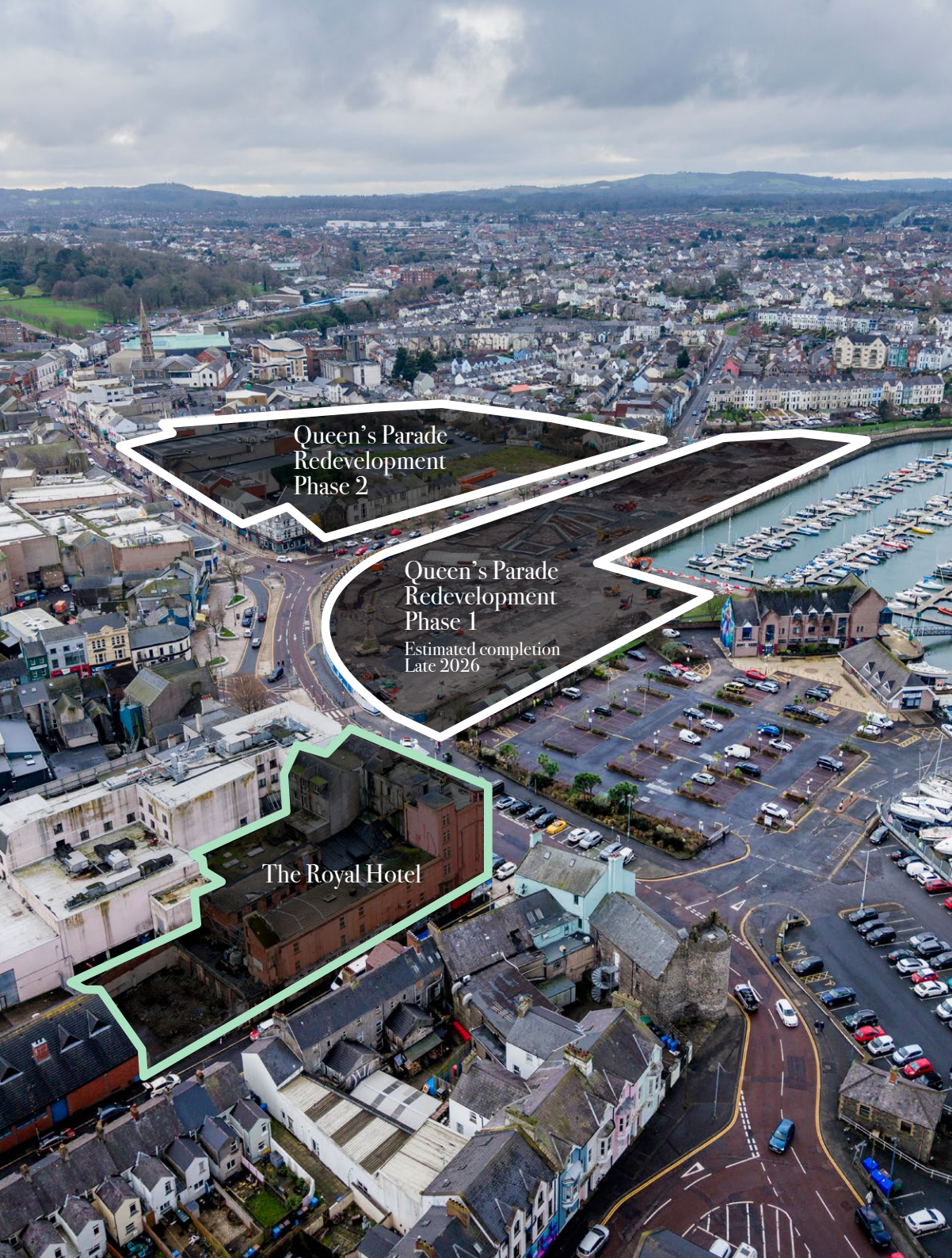
Bangor continues to be a popular destination for day-trippers and holidaymakers from NI and beyond. In addition to many visitor attractions, the town has a thriving local economy and is home to many Belfast commuters. The town has good road and rail links to Belfast, is a 20-minute drive to George Best Airport and is convenient to major ferry ports and motorways



The former Royal Hotel and Windsor Bar occupies a superb position, directly overlooking Bangor's picturesque Marina and in close proximity to the Marine Gardens regeneration. Many visitor amenities are within walking distance: Pickie Family Fun Park and boating lagoon, the Walled Garden at Bangor Castle and Project 24 modern art installation. The town centre also boasts an Olympic size swimming pool and waterpark at the Aurora complex, while Bangor's importance as a major medieval monastic settlement is celebrated at Bangor Abbey and its award-winning heritage centre. These amenities are the result of significant recent investment by local government.

The town is set amidst 16 miles of beautiful coastline. Many top visitor destinations are within easy reach, including the Ulster Folk and Transport Museum, Strangford Lough, St. Patrick's Trail and seaside villages Groomspoint and Donaghadee. North Down has six 18-hole golf courses.





Queen's Parade
Redevelopment
Phase 2

Queen's Parade
Redevelopment
Phase 1
Estimated completion
Late 2026

The Royal Hotel

Regeneration of Bangor Marina and Redevelopment of Queen's Parade

Bangor Marine Limited is delivering the landmark Marine Gardens regeneration (formerly Queen's Parade). Representing a total investment of £72 million, the project is transforming this prime waterfront location into a vibrant destination anchored by high-quality public realm spaces.

Phase 1, the waterfront portion of the site, is well underway, and is scheduled for completion by November 2026. The development will create a dynamic coastal environment, enhancing connectivity, leisure, and placemaking in the heart of Bangor.

Further details are available at bangormarine.com





Generated image of
Queen's Parade Regeneration

Planning Permission

The property recently received full planning permission(Planning Reference: LA06/2021/1477/F) on 19th November 2025 for the demolition of Royal Hotel and Windsor Bar to accommodate a mixed use development of 35 apartments (comprising of 3 No. 1 bedroom, 29 No. 2 bedroom and 3 No. 3 bedroom apartments), and 3 ground floor units (2 No. restaurant units, and 1 No. retail unit), 23 car park spaces and associated site and access works.

An agreement has been reached with NI Water for Sewer Connections. An Article 154 Storm Sewer requisition (Ref DS108257) was submitted and conditionally approved on 22nd January 2026, and an Article 163 sewer connection application (Ref NC2503525) was conditionally approved for a new foul connection on 15th April 2026.

Proposed Development

The proposed plans for the Royal Hotel present an appropriate mix and size of residential units, making the development well-suited to meet market demand. The variety of apartment types will appeal to a broad range of buyers, from first-time purchasers to downsizers and investors. Given this strong appeal and the desirable location, the apartments will be highly popular and will achieve strong sales once they are offered for sale.

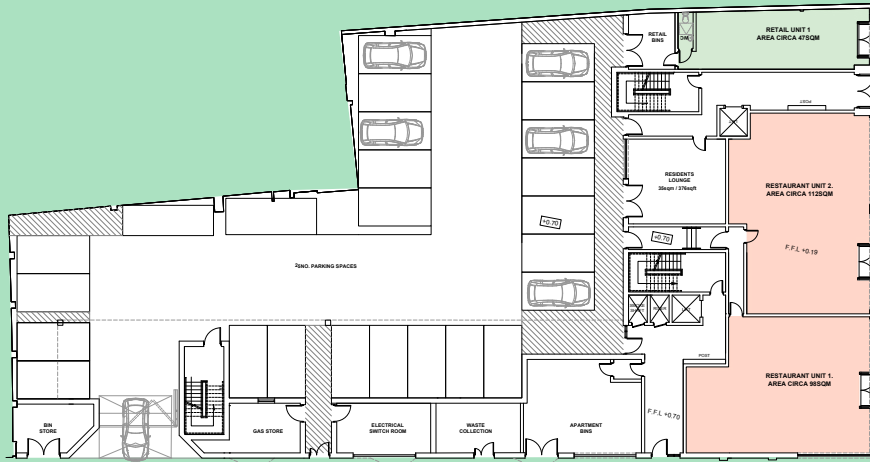


Computer generated image of approved mixed use development

Approved Elevations



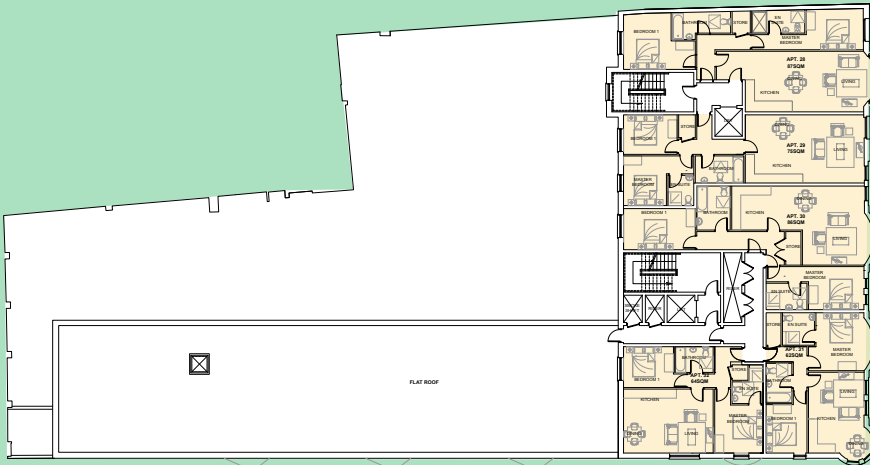
Approved Floor Plans



Ground Floor



First, Second & Third Floor



Fourth Floor



Fifth Floor

Something Special

The property would also be suitable for a number of other uses, such as hotel, nursing home etc subject to planning.

Remarkable Size

The existing property extends to c. 35,649 sq ft on a site extending to approximately 0.34 acres. The Royal Hotel originally comprised of 50 bedrooms, all with en-suite facilities.

Existing Accommodation

The approximate Gross Internal Area of the existing property is:

Floor	Sq Ft	Sq M
Ground Floor	12,120	1,134.35
First Floor	9,193	854.05
Second Floor	7,700	715.40
Third Floor	3,268	303.58
Fourth Floor	3,268	303.58
Total	35,649	3,310.96



Title

We are assuming that the property is held by way of freehold or long leasehold, subject to the payment of a nominal ground rent.

Price

Inviting offers in excess of £1.00m.

VAT

All figures quoted are exclusive of VAT, which may be payable.



Viewing

Strictly by appointment with the selling agents:



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