

For Sale

Prime Retail Investment
Unit 1, 27-29 High Street, Newtownards, BT23 7HS



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Property Highlights

- Occupying a prime position on High Street directly opposite Conway Square.
- Modern two storey building constructed in 2004.
- Fully let to Savers Health and Beauty Limited producing £35,000 per annum exclusive.
- Offers over £350,000 exclusive, subject to contract.

Location

Newtownards is a prosperous market town in Co. Down with a population of circa 30,000 people (2021 Census) situated approximately 10 miles east of Belfast and 5 miles south of Bangor being easily accessible by road and well served by public transport.

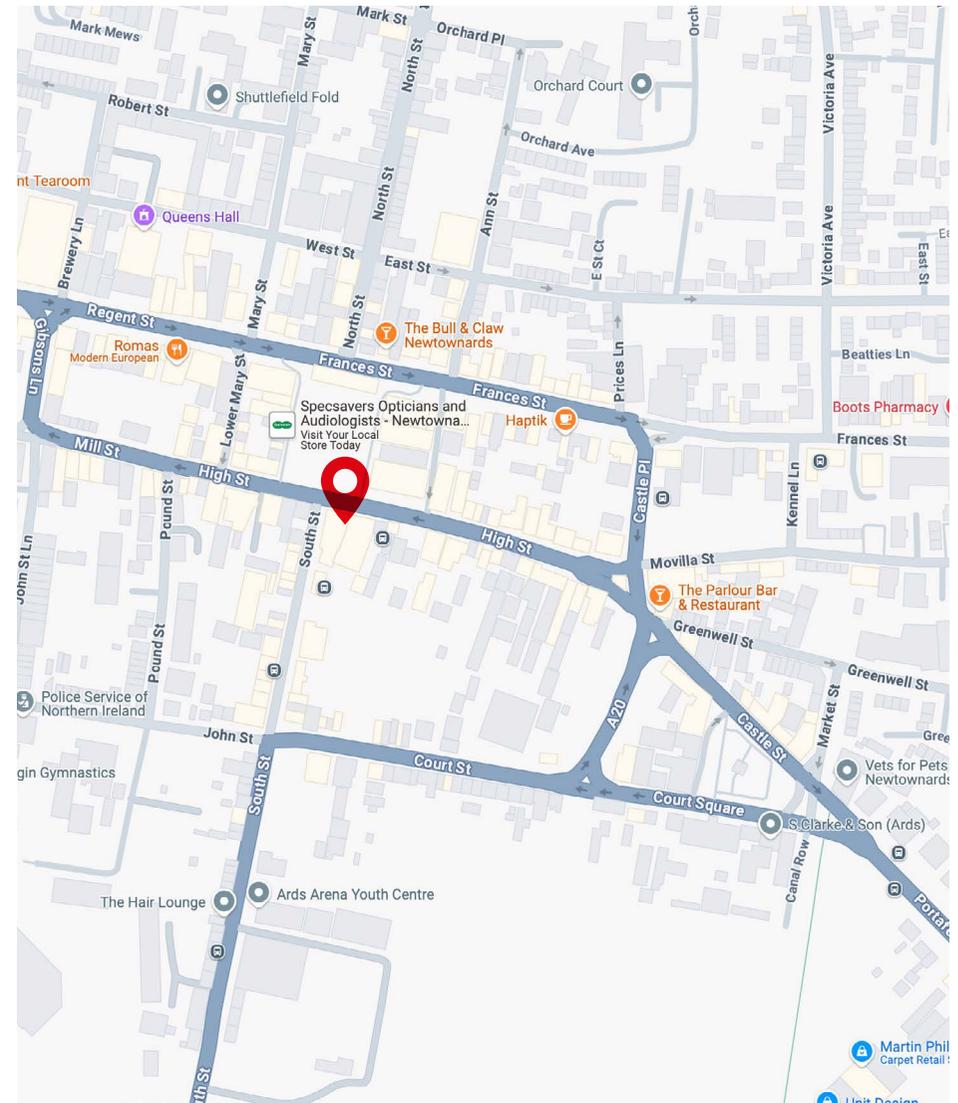
The town has a strong retail offering with the subject property occupying a highly prominent position in the main retail pitch directly opposite Conway Square benefitting from high volumes of pedestrian and vehicular traffic with ample on street and off street car parking.

Neighbouring occupiers include Sally Beauty, Simon Brien, Santander, Caffe Nero, Little Wing Pizzeria, Peacocks, Specsavers, Wardens, Knotts and Menarys.

Description

The subject comprises a modern two storey mid terrace building that was constructed in 2004 with accommodation arranged over ground and first floors. To the rear of the property there is a common service yard with vehicular access off South Street.

The ground floor comprises retail sales with a WC positioned to the rear and is fully fitted to the Savers' corporate specification. The first floor provides storage accommodation together with an office and kitchen.



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Tenancy

The property is let in its entirety to Savers Health and Beauty Limited on effective full repairing and insuring lease terms. The salient lease details are outlined below:

Commencement	Term	Break Option	Rent
01 October 2024	5 years	30 September 2027	£35,000 pax

A copy of the lease can be provided to bona fide parties.

Savers have been trading in the property for 15+ years. For the 52 weeks ended 30 December 2023 Savers Health and Beauty Limited had a Revenue of £754.8M with a Pre Tax Profit of £61.3M.

Accommodation

The subject provides the following approximate net internal area:

Description	Sq Ft	Sq M
Ground Floor	1,715	159.33
First Floor	1,350	125.42
Total	3,065	284.75

Tenure

Assumed Freehold or Long Leasehold, subject to a nominal ground rent.

Price

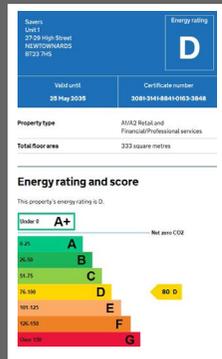
Offers invited in excess of £350,000 exclusive, subject to contract.

VAT

The sale of the property will be treated as a TOGC.



EPC



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