

51 Main Street
Newcastle
Co. Down
BT33 0AD



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1 Railway Street Newcastle BT33 0AL



Investment Property (Businesses Unaffected)

Investment opportunities on this scale rarely come to the market in Newcastle. The units are in a very busy area of the town, being close to the bus station and a Lidl supermarket. They are configured in such a way as to accommodate a number of tenants but could be reconfigured (Subject to statutory consents) differently to allow for various uses.



- Viewing: By appointment only
- Further details of the leases available from agent
- Offers in the Region Of £400,000

The Property Comprises:

Size Approx: 2000 sq.ft

Hot food carryout.

Rent: £18,000

Lease: 10 years from 1st April 2019

Units 5, 6 & 7 - These units are accessed off the side of the building and are all open to each other, ground and first floor

Size approx: 2195 sq ft.

Rent: Vacant.

Unit 8 - Access off side of building

Size approx: 555 sq ft

Hairdresser

Rent: £4800

Lease: Expired.

Unit 9 - Access off side of building

Size approx: 508 sq ft

Vape Shop

Rent: £6000

Lease: Expired.

Unit 10 - Access off side of building

Size approx: 1090 sq ft

Homestart

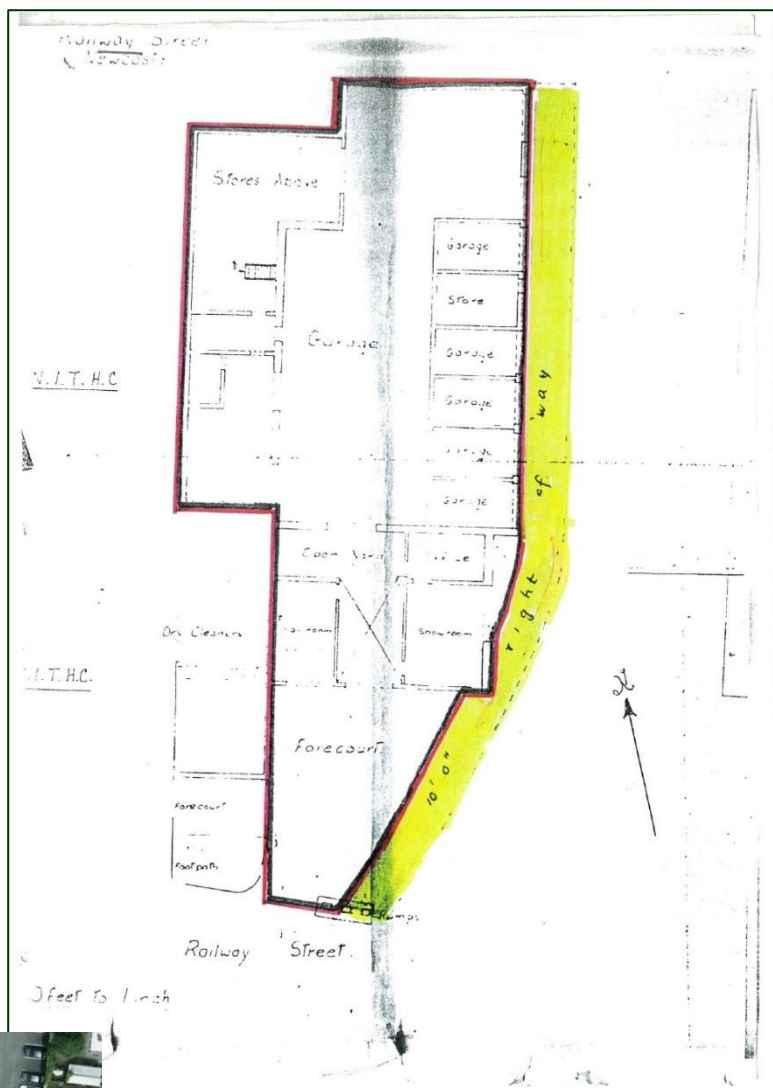
Rent: £6960

Lease: Expired.

Unit 11 - Access off side of building

Size approx: 583 sq ft.

Rent: Vacant.



Energy performance certificate (EPC)

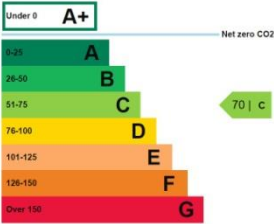
Shore Donside Service Station 1 Railway Street NEWCASTLE BT33 3AL	Energy rating C	Valid until 9 February 2024
	Certificate number 9906-3062-0546-0000-7405	

Property type
A1/A2 Retail and Financial/Professional services

Total floor area
28 square metres

Energy efficiency rating for this property

This property's current energy rating is C.



Properties are given a rating from A+ (most efficient) to G (least efficient).

Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.

Energy performance certificate (EPC)

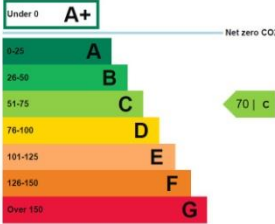
Shore Donside Service Station 1 Railway Street NEWCASTLE BT33 3AL	Energy rating C	Valid until 9 February 2024
	Certificate number 9906-3062-0546-0000-7405	

Property type
A1/A2 Retail and Financial/Professional services

Total floor area
28 square metres

Energy efficiency rating for this property

This property's current energy rating is C.



Properties are given a rating from A+ (most efficient) to G (least efficient).

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Energy performance certificate (EPC)

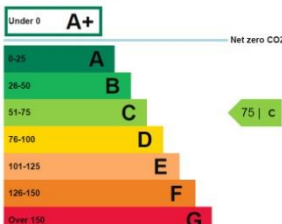
Unit 9 1 Railway Street NEWCASTLE BT33 3AL	Energy rating C	Valid until 9 February 2024
	Certificate number 9187-0821-0730-7900-8403	

Property type
A1/A2 Retail and Financial/Professional services

Total floor area
52 square metres

Energy efficiency rating for this property

This property's current energy rating is C.



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Energy performance certificate (EPC)

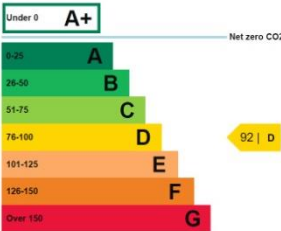
Unit 2-4 1 Railway Street NEWCASTLE BT33 3AL	Energy rating D	Valid until 9 February 2024
	Certificate number 9179-3612-0544-0100-7401	

Property type
A1/A2 Retail and Financial/Professional services

Total floor area
57 square metres

Energy efficiency rating for this property

This property's current energy rating is D.



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Energy performance certificate (EPC)

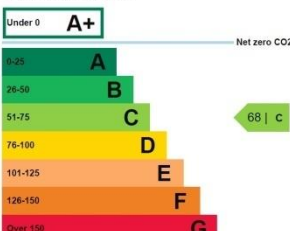
Unit 9 1 Railway Street NEWCASTLE BT33 3AL	Energy rating C	Valid until 9 February 2024
	Certificate number 9181-3092-0742-0800-7905	

Property type
A1/A2 Retail and Financial/Professional services

Total floor area
55 square metres

Energy efficiency rating for this property

This property's current energy rating is C.



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Energy performance certificate (EPC)

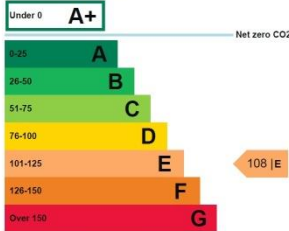
Unit 10 1 Railway Street NEWCASTLE BT33 3AL	Energy rating E	Valid until 9 February 2024
	Certificate number 9400-3013-0743-0700-7801	

Property type
A1/A2 Retail and Financial/Professional services

Total floor area
68 square metres

Energy efficiency rating for this property

This property's current energy rating is E.



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Energy performance certificate (EPC)

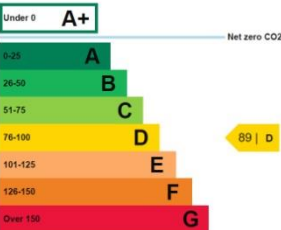
Unit 11 1 Railway Street NEWCASTLE BT33 3AL	Energy rating D	Valid until 9 February 2024
	Certificate number 9020-4915-0314-8730-9074	

Property type
A1/A2 Retail and Financial/Professional services

Total floor area
50 square metres

Energy efficiency rating for this property

This property's current energy rating is D.



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