

51 Main Street  
Newcastle  
Co. Down  
BT33 0AD



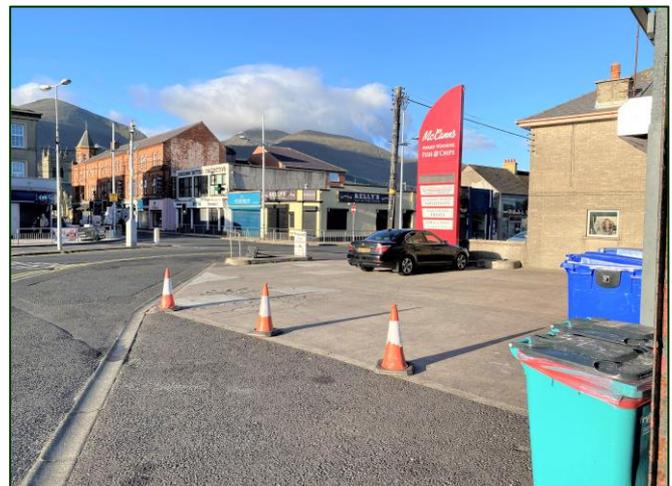
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## 1 Railway Street Newcastle BT33 0AL



### *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:

### The Property Comprises:

#### Unit 1, 2, 3 and 4 - Facing onto former petrol forecourt

Size Approx: 2000 sq.ft

Hot food carryout.

Rent: £18,000

Lease: 10 years from 1<sup>st</sup> 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

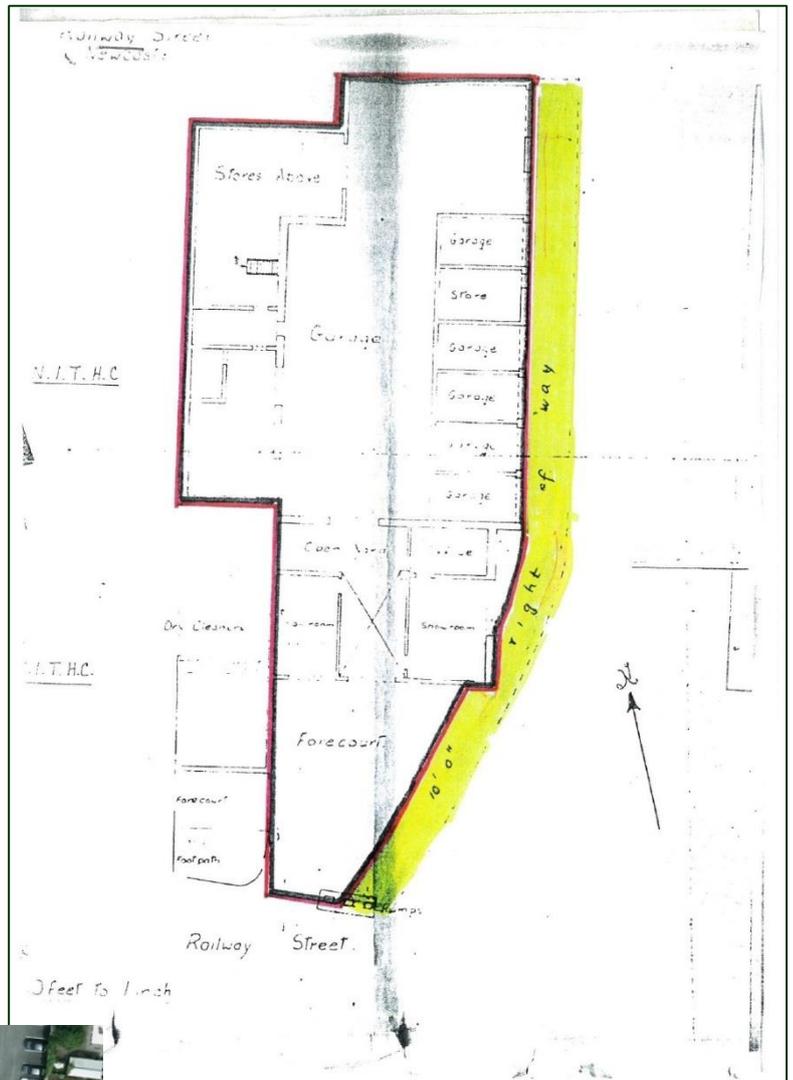
Rent: £6960

Lease: Expired.

#### Unit 11 - Access off side of building

Size approx: 583 sq ft.

Rent: Vacant.



## Energy performance certificate (EPC)

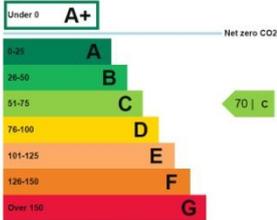
Shore Road Service Station 1 Railway Street NEWCASTLE BT33 9AL	Energy rating <b>C</b>	Valid until 9 February 2024	Certificate number 9906-3082-0546-0000-7405
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Property type  
A1/A2 Retail and Financial/Professional services

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.

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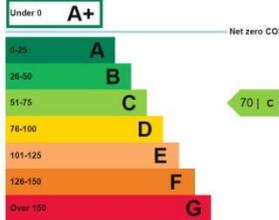
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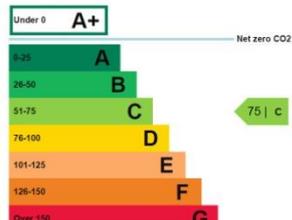
Unit 8 1 Railway Street NEWCASTLE BT33 9AL	Energy rating <b>C</b>	Valid until 9 February 2024	Certificate number 9187-0821-0730-7900-8403
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Property type  
A1/A2 Retail and Financial/Professional services

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)

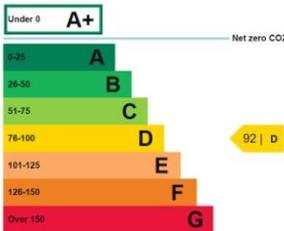
Unit 24 1 Railway Street NEWCASTLE BT33 9AL	Energy rating <b>D</b>	Valid until 9 February 2024	Certificate number 9179-3012-0544-0100-7401
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Property type  
A1/A2 Retail and Financial/Professional services

Total floor area  
57 square metres

### Energy efficiency rating for this property

This property's current energy rating is D.



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)

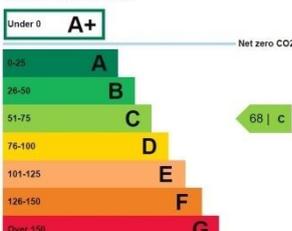
Unit 9 1 Railway Street NEWCASTLE BT33 9AL	Energy rating <b>C</b>	Valid until 9 February 2024	Certificate number 9181-3092-0742-0800-7905
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Property type  
A1/A2 Retail and Financial/Professional services

Total floor area  
55 square metres

### Energy efficiency rating for this property

This property's current energy rating is C.



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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)

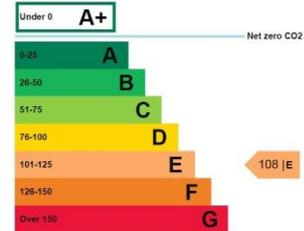
Unit 10 1 Railway Street NEWCASTLE BT33 9AL	Energy rating <b>E</b>	Valid until 9 February 2024	Certificate number 9400-3012-0743-0700-7801
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Property type  
A1/A2 Retail and Financial/Professional services

Total floor area  
68 square metres

### Energy efficiency rating for this property

This property's current energy rating is E.



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)

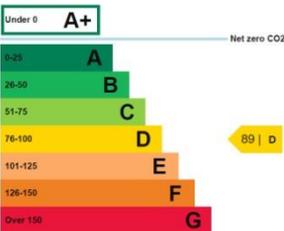
Unit 11 1 Railway Street NEWCASTLE BT33 9AL	Energy rating <b>D</b>	Valid until 9 February 2024	Certificate number 9020-0915-0314-0730-9074
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Property type  
A1/A2 Retail and Financial/Professional services

Total floor area  
50 square metres

### Energy efficiency rating for this property

This property's current energy rating is D.



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

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