



**OKT**  
O'CONNOR KENNEDY TURTLE

## TO LET (May Sell)

Prominent Ground Floor Retail Unit with First Floor Stores & Offices of c. 2,559 sq ft / 238 sq m

**1-3 New Street, Donaghadee, BT21 0AG**

# LOCATION / DESCRIPTION

The subject property is located in Donaghadee, a small seaside town situated c. 6.5 miles from Bangor, 8 miles from Newtownards and 20 miles from Belfast. The town has a resident population of 6,869 people and has a range of independent retailers, restaurants, cafes and supermarkets.

The subject property comprises a two storey building centrally located on the corner of New Street and High Street. Neighbouring occupiers include Maritime Jewellers, Patton's Bakery, Rooms Interiors, Morellis and the well renowned Grace Neill's bar & restaurant which has been trading since 1611.

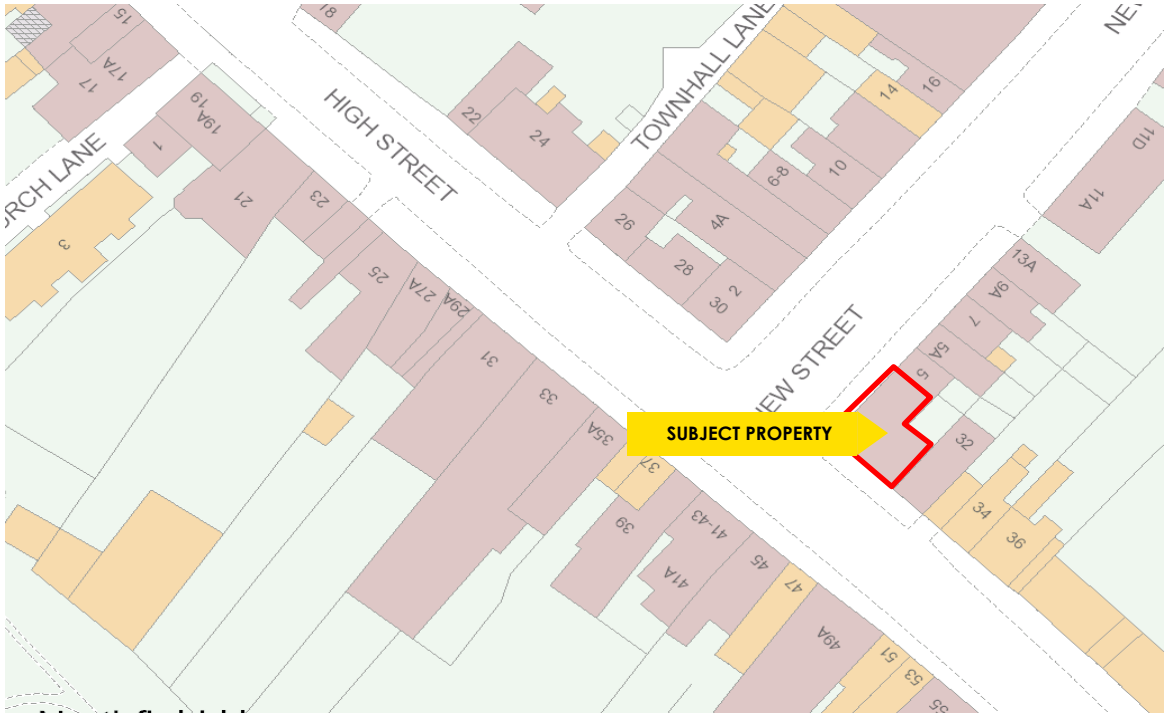
The property provides open plan ground floor retail accommodation and is finished to a good standard, with air conditioning, suspended ceilings, recessed lighting, plastered and painted walls with a passenger lift to first floor.

The first floor office and stores are fitted with laminate flooring, suspended ceilings with recessed lighting, painted / plastered walls and double glazed windows.



# ACCOMMODATION

DESCRIPTION	AREA sq m	AREA sq ft
GROUND FLOOR		
Retail Area	c. 147 sq m	1,586 sq ft
Store	c. 4 sq m	43 sq ft
FIRST FLOOR		
Office / Store	c. 20 sq m	212 sq ft
Office / Store	c. 47 sq m	510 sq ft
Store	c. 11 sq m	119 sq ft
Kitchen	c. 8 sq m	89 sq ft
2 no. WCs (one disabled)		







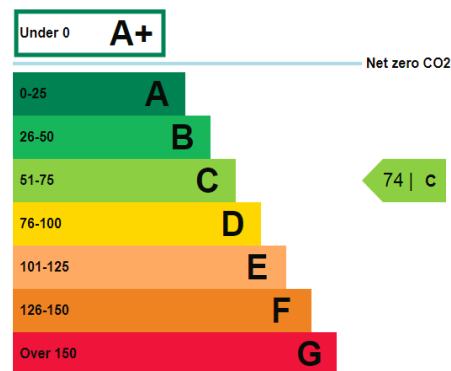
## Customer Due Diligence

As a business carrying out estate agency work we are required to verify the identity of both the vendor and the purchaser as outlined in the following:

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <http://www.legislation.gov.uk/uksi/2017/692/made>

Any information and documentation provided by you will be held for a period of 5 years from when you cease to have a contractual relationship with OKT. The information will be held in accordance with General Data Protection Regulation (GDPR) on our client file and will not be passed on to any other party, unless we are required to do so by law and regulation.

This property's current energy rating is C.



## LEASE DETAILS

RENT:	£25,000 per annum
TERM:	Negotiable
REPAIRS / INSURANCE:	Full repairing and insuring lease
PRICE:	Further details on request

## NAV

From our review of the Land and Property Service online website, the NAV for the subject property is £17,500. The commercial rate in the pound for 2021 / 2022 is £0.515818.

Please note that all perspective tenants should make their own enquiries to confirm the NAV / rates payable.

## VAT

All prices, outgoings etc are exclusive of, but may be subject to VAT.

## FURTHER DETAILS



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Our Ref: JC/EC/9085

OKT for themselves and for the Vendors or Lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute, nor constitute part of, an offer at contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but their accuracy is not guaranteed and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of O'Connor Kennedy Turtle has any authority to make or give any representation or warranty in relation to this property. (iv) OKT have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.