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FOR SALE

64 High Street, Newtownards, BT23 7HZ

Prominent Retail Investment Opportunity

LOCATION

Newtownards is one of Northern Ireland's leading provincial towns, with a resident population of c. 28,050 people. The town is located c. 10.4 miles east of Belfast, 4.8 miles from Bangor and is well served by the Province's main road network.

The property is located on High Street within the towns retail core, benefitting from a high level of pedestrian footfall and passing vehicular traffic.

Nearby occupiers include Menarys, Knotts Bakery, Wardens, Gerry Webber, Café Nero, Danske Bank, Mauds and Mackey Opticians.

DESCRIPTION

Currently comprises a modern open plan retail unit (c. 25 sq ft frontage) with glazed shop front and electric roller shutter with part carpeted / part wooden flooring, suspended ceiling and recessed lighting with kitchen, office, WC and first floor store.

Secured rear access for loading / unloading is available via Castle Place.

ACCOMMODATION

DESCRIPTION	AREA (SQ M)	AREA (SQ FT)
GROUND FLOOR		
Retail Area (C. 25ft frontage)	c. 116 sq m	1,250 sq ft
Store	c. 21 sq m	225 sq ft
Kitchen	c. 10 sq m	90 sq ft
WC		
FIRST FLOOR		
Store	c. 37 sq m	400 sq ft
TOTAL NET INTERNAL AREA	c. 193 sq m	2,075 sq ft

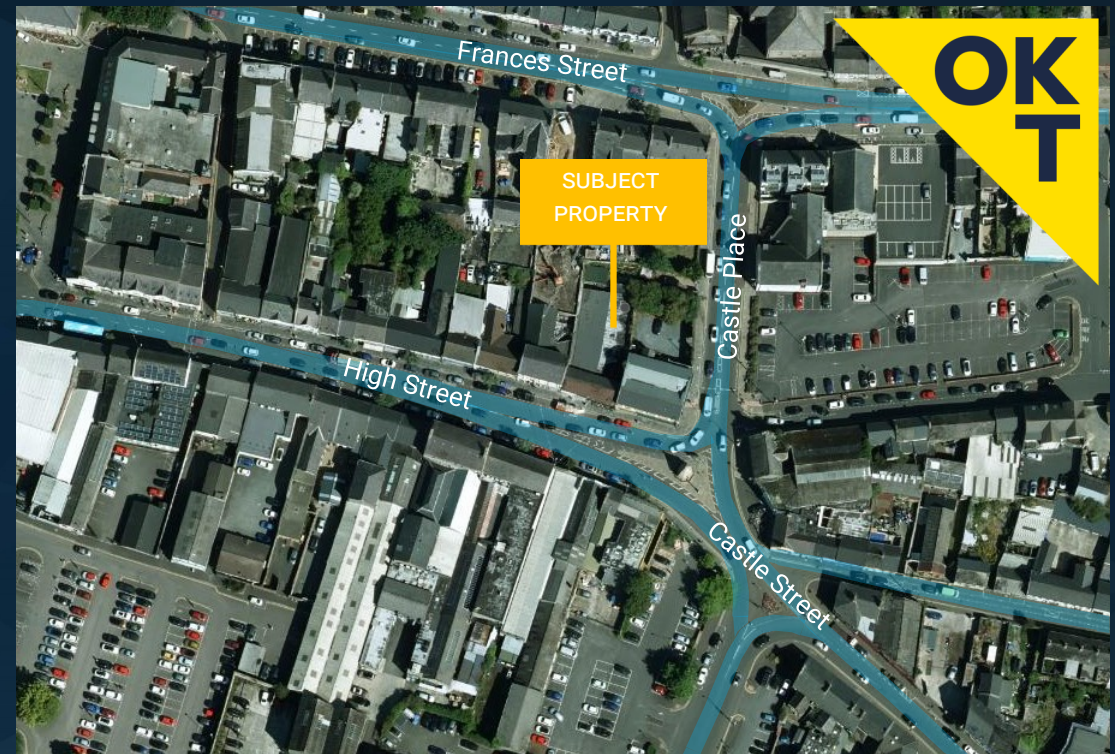




PHOTO GALLERY | 64 HIGH STREET, NEWTOWNARDS

TENANCY DETAILS

TENANT: Don Arthur & Briege Arthur t/a Petal Power
TERM: 5 years from 1st June 2025
RENT: Years 1 & 2: £18,000 per annum
Years 3-5: £20,000 per annum
BREAK OPTION: Year 3

SALES DETAILS

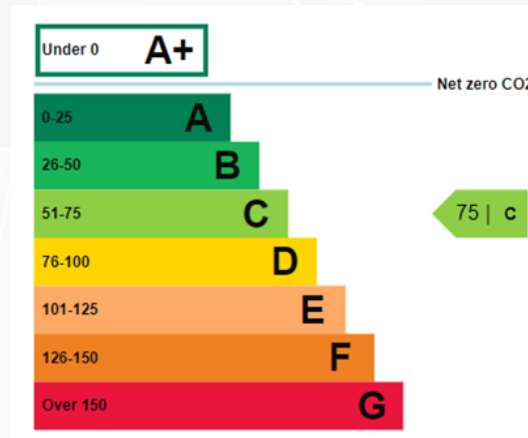
PRICE: We are seeking offers in the region of £250,000
TITLE: We are advised the property is held freehold
VAT: All prices, outgoings etc are exclusive of, but may be subject to VAT

RATES

NAV: £20,300.
Estimated Rates Payable: £10,602.69)

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

EPC (ENERGY PERFORMANCE CERTIFICATE)



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.

FILE 9246

FURTHER INFORMATION

For further information / viewing arrangements please contact:

O'CONNOR KENNEDY TURTLE

Belfast Office: 22 Adelaide Street, Belfast BT2 8GD 028 9024 8181 | Northern Office: 20-22 Stable Lane, Coleraine BT52 1DQ 028 7034 4244 okt.co.uk

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.

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