



Instinctive
Excellence
in Property.

For Sale

Substantial Period Building with Fully Fitted
Restaurant, Kitchens & Outdoor Space
6,846 sq ft (636 sq m)

45-47 South Street
Newtownards
BT23 4JT

COMMERCIAL



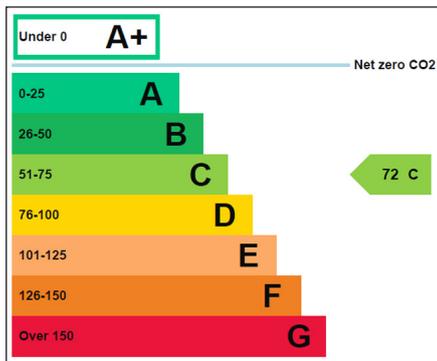
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EPC



Location

The property occupies a prominent corner site on South Street with a substantial return frontage onto Upper Court Street in the centre of Newtownards which is located at the northern tip of Strangford Lough and approximately 16 kms (10 miles) east of Belfast.

Description

The premises comprises an extensive two storey end terrace building which previously provided a public bar and restaurant with beer garden on the ground floor. The first floor provided a lounge and function room areas. Internally the ground floor is finished to a good standard throughout with the restaurant located to the front accessed off South Street. To the rear ground floor the former public bar has its own self contained access off Upper Court Street. The first floor is accessed off the South Street entrance via a timber stairwell. The first floor provides an open plan lounge and function facility finished to a good standard.

Accommodation

The property has been measured in accordance with the RICS code of Measuring Practice, Sixth Edition. All areas being approximate:

Description	Sq Ft	Sq M
Ground floor	3,875	360
First floor	2,971	276
Total Area	6,846	636

Description	Acres	Hectares
Site Area	0.21	0.085

Rates

Rates to be reassessed. Potential purchasers are advised to contact LPS for further information.

VAT

All prices, rentals and outgoings are quoted exclusive of VAT.

Anti-Money Laundering

In accordance with the current Anti-Money Laundering (AML) Regulations, the purchaser/lessee will be required to satisfy the vendor/lessor and their agents regarding the source of the funds used to complete the transaction.

Potential Uses

- Outstanding indoor/outdoor events space
- Beautiful wedding venue with Scrabo Tower views
- Boutique Hotel
- Brewery or distillery
- Nursery or day care facility
- Super salon – hair, beauty, tattoo's and treatments
- Mini indoor mall for artisan pop up shops, coffee, clothes, crafts, gifts, records, T-shirts etc



Development/Refurbishment Potential

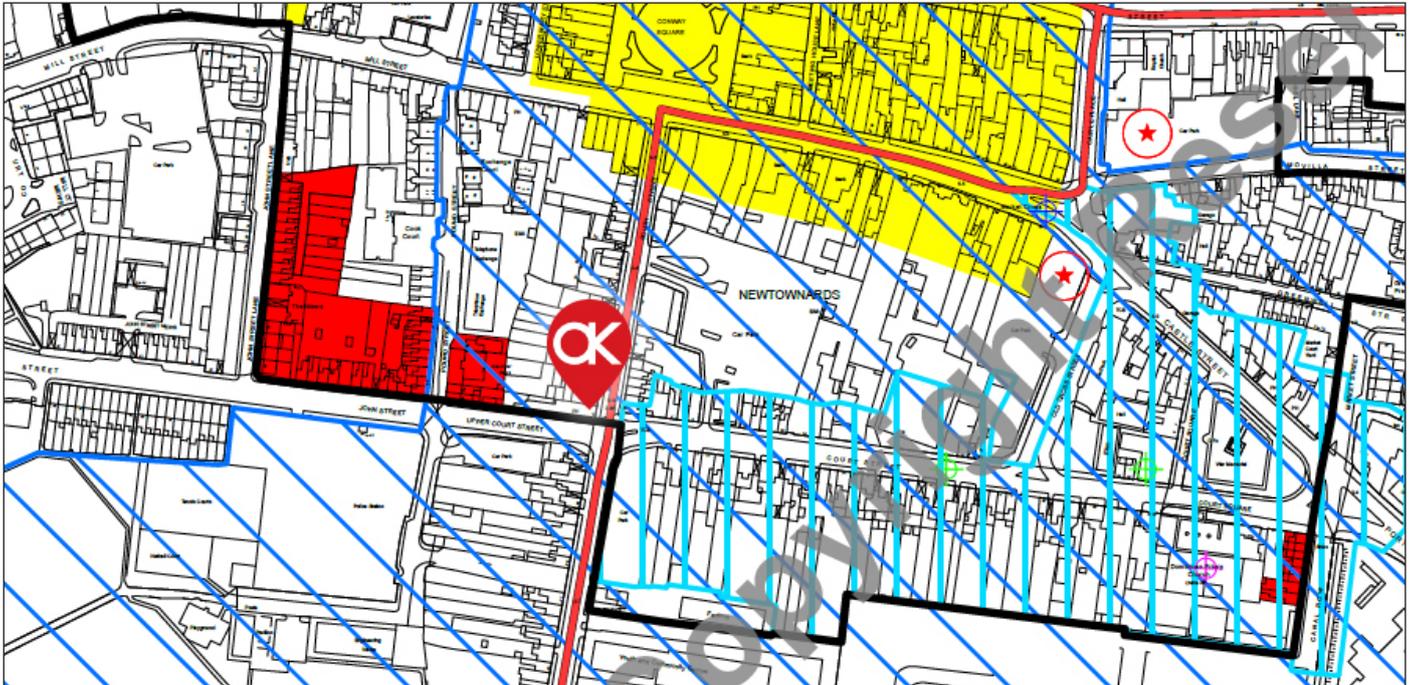
The former public house is still currently fitted as a licensed premises and could re-open as a restaurant subject to a licence. The prominent commercial building would be suitable for a variety of commercial uses subject to planning. In addition the property could be refurbished to provide residential units, again subject to planning.

Planning

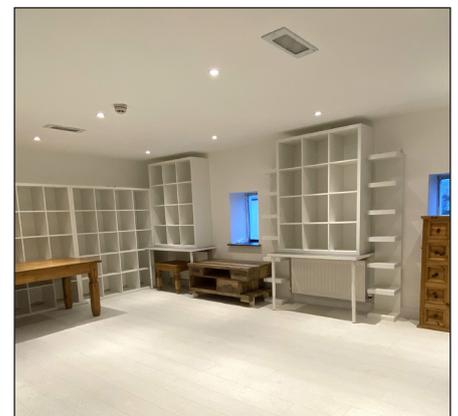
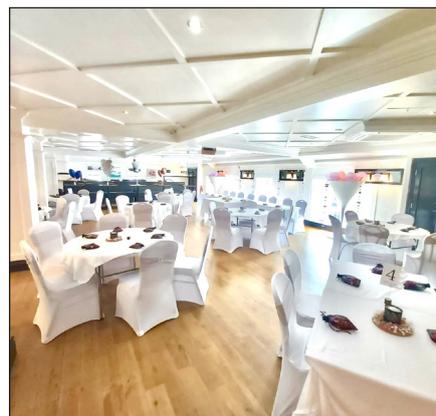
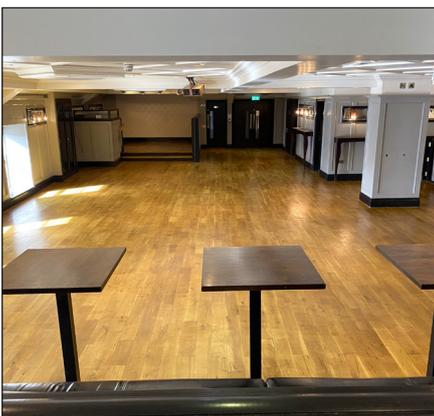
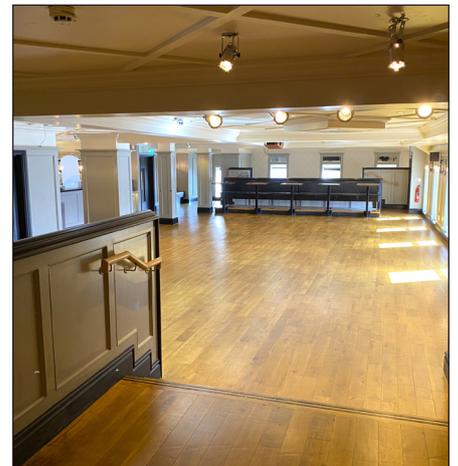
As set out in the Ards & Down Area Plan 2015 the town centre site is not zoned for a particular use however it is within an area of Archaeological Potential.

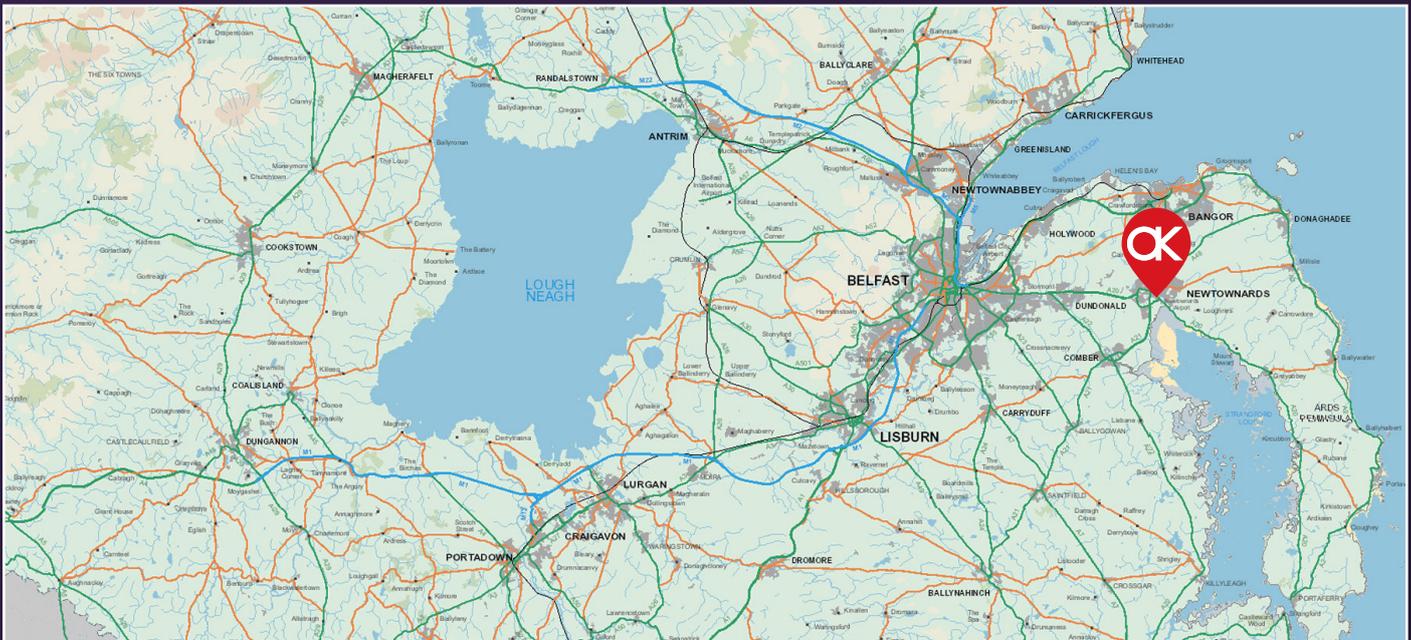
Guide Price

Price on application. The Vendor may consider leasing the property.



Ards & North Down Area Plan 2015 - Extract





MARK CARRON: 📞 028 9027 0016 📠 079 8099 9149 ✉ mark.carron@osborneking.com

COLLA McDONNELL: 📞 028 9027 0047 📠 079 5620 7675 ✉ colla.mcdonnell@osborneking.com

Osborne King, 3rd Floor, Imperial House, 4-10 Donegall Square East, Belfast, BT1 5HD
📞 028 9027 0000 ✉ property@osborneking.com 🌐 www.osborneking.com 📺 📷 📱

CUSTOMER DUE DILIGENCE

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MISREPRESENTATION ACT 1967

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