

## CENTRAL PROMENADE NEWCASTLE

49-51 Central Promenade &  
2 - 4 Causeway Road

### What's on offer

Exceptional mixed use,  
income producing investment  
opportunity on sea front with  
redevelopment potential STP

- 3 Commercial Units
- 4 Apartments
- 1 Garage

### Joint Agents

**Bradley**  
www.bradleyni.com

**UPS**



## 49-51 CENTRAL PROMENADE & 2

Newcastle BT33 0HH

- Exceptional Investment Opportunity
- Redevelopment Potential STP
- Mixed Use Income Producing Investment Opportunity
- Prime Location with Sea Front Views
- 3 Tenanted Commercial Units
- 4 Apartments
- 1 Garage

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
Northern Ireland		EU Directive 2002/91/EC

**Offers Over £730,000**

# 49-51 Central Promenade & 2 - 4 Causeway Road

, Newcastle, BT33 0HH



**Other Specifications**

TENANCY SCHEDULE  
Available on request.  
PRICE  
Offers Over £730,000  
TITLE  
Freehold

**EPC**

EPC  
Non Domestic: C56  
Domestic: E53

**Terms of Sale**

TERMS OF SALE  
The property is being offered For Sale by Private Treaty. However, the vendor reserves the right to conclude the sale via auction or "Best and Final" bids at a date and time to be confirmed.

The criteria required from interested

parties in placing an offer must include: please contact:

Confirmation of name and address of proposed purchaser	Aaron Ferris, Director T: 028 446 14101
Confirmation of offer level	E:
Proof of funds from Bank to confirm that adequate funds are available to complete the purchase at offer level	downpatrick@ulsterpropertysales.co.uk Ulster Property Sales, Unit 7, 49-51 Market St, Downpatrick, BT30 6LR
Timescale to complete the purchase post acceptance of offer	Joint Agents:
Confirmation of solicitor who will represent purchaser	Garrett O'Hare, Managing Director T: 028 4372 3220
10% deposit of agreed purchase price shall be payable upon agreement of sale	E: garrett.ohare@bradleyhi.com
Further information pack to be provided at this point	Bradley NI, 51 Main Street, Newcastle, BT33 0AD

**Further Information**

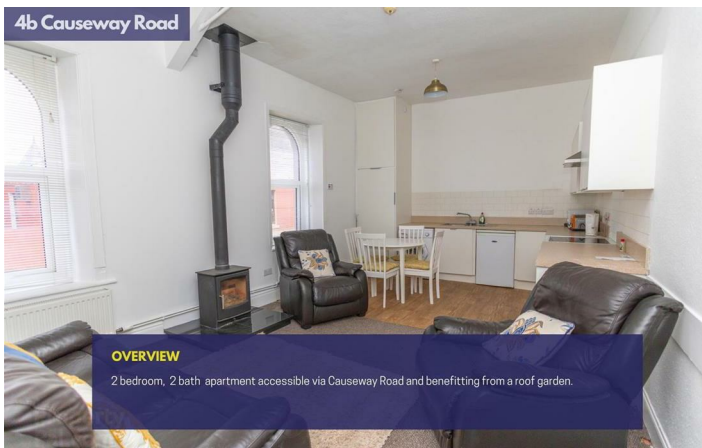
FURTHER INFORMATION  
Inspection of the site is strictly by private appointment. For further information



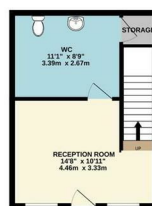
**Directions**



## 4b Causeway Road



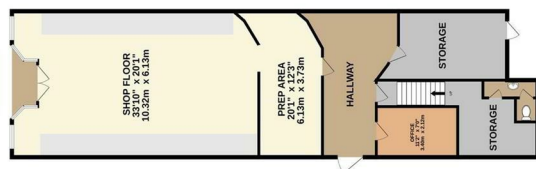
288 sq.ft. (26.8 sq.m.) approx.



670 sq.ft. (61.4 sq.m.) approx.



Property  
Pal.com



Property  
Pal.com



## 51 Central Promenade



641 sq.ft. (59.6 sq.m.) approx.



Property  
Pal.com

## 4a Causeway Road



641 sq.ft. (59.6 sq.m.) approx.



641 sq.ft. (59.6 sq.m.) approx.



Property  
Pal.com

Floor Plan

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

