



**1-3 COURT SQUARE,  
NEWTOWNARDS, BT23 7NZ**

**OFFERS AROUND £195,000**



This modern commercial property is located in the heart of Newtownards, just off High Street at the junction of Court Square and Castle Street. Occupying a prominent corner position, it sits in an area currently undergoing significant regeneration and benefits from attractive views overlooking the Memorial Garden to the front.

The two-storey premises are bright and contemporary throughout, offering the potential for approximately 100 covers on each level. The ground floor features a fully fitted kitchen along with multiple storage rooms. The property is fully fitted with bars on both floors, WC facilities, and dedicated seating areas.

The first floor also benefits from its own separate entrance, making it ideal for alternative uses such as a nightclub or function space.

Newtownards is a thriving market town experiencing ongoing residential development, which is increasing footfall both during the day and into the evening. With several new restaurants and businesses opening locally, 1-3 Court Square represents a fantastic opportunity for someone seeking an exciting, ready-to-trade business venture. Early viewing is highly recommended.

Please note: VAT is payable on this property.

Commercial EPC Rating: 43



## Key Features

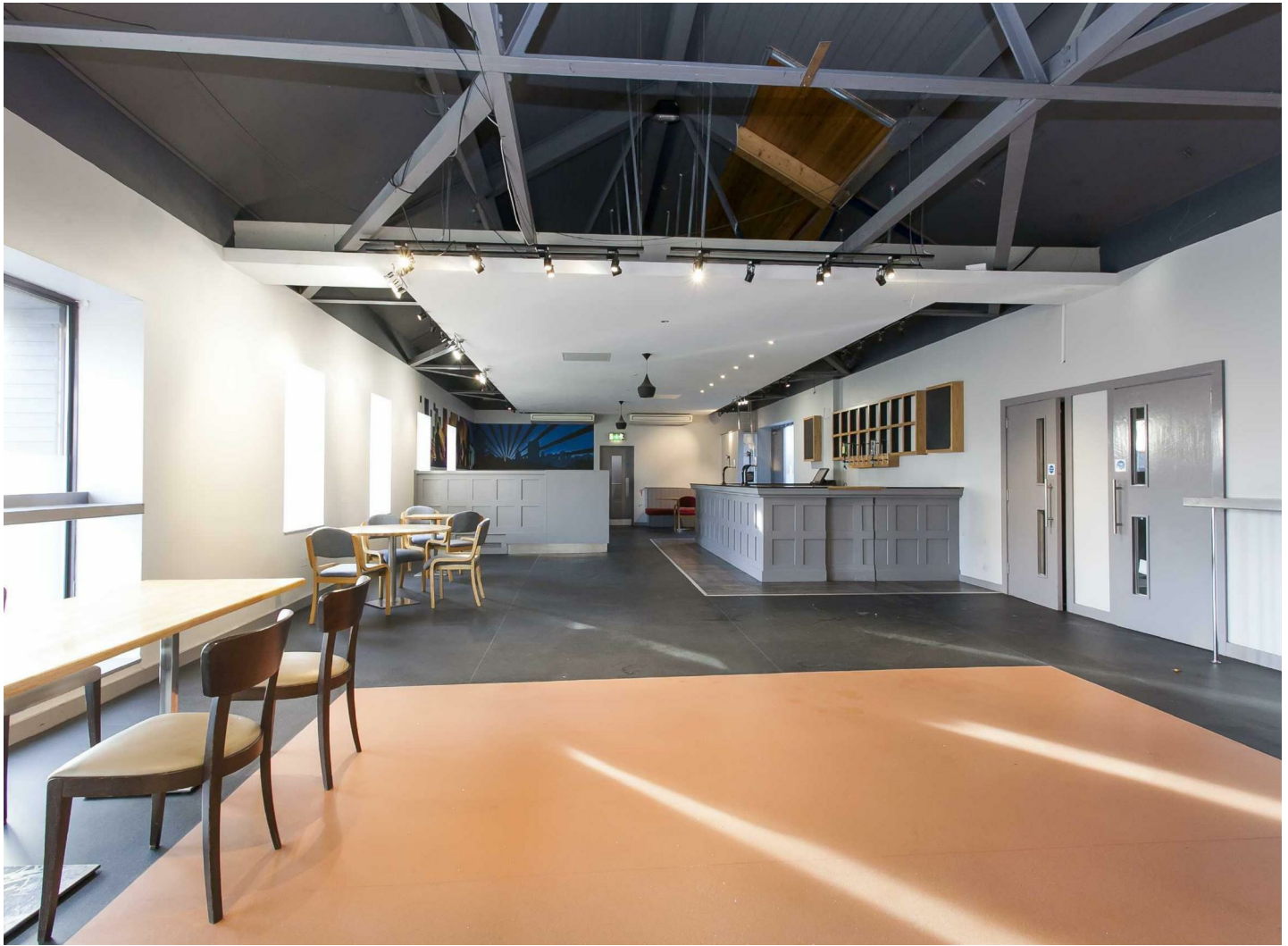
- Two Storey Building With First Floor Benefitting From Separate Entrance
- Range Of Fixtures And Fittings Included In Sale
- Great Location Within Newtownards Town Centre
- Premises On A Prominent Corner Position Just Off High Street
- Bar, Seating Areas And WC's On Both Floors
- Please note: VAT is payable on this property









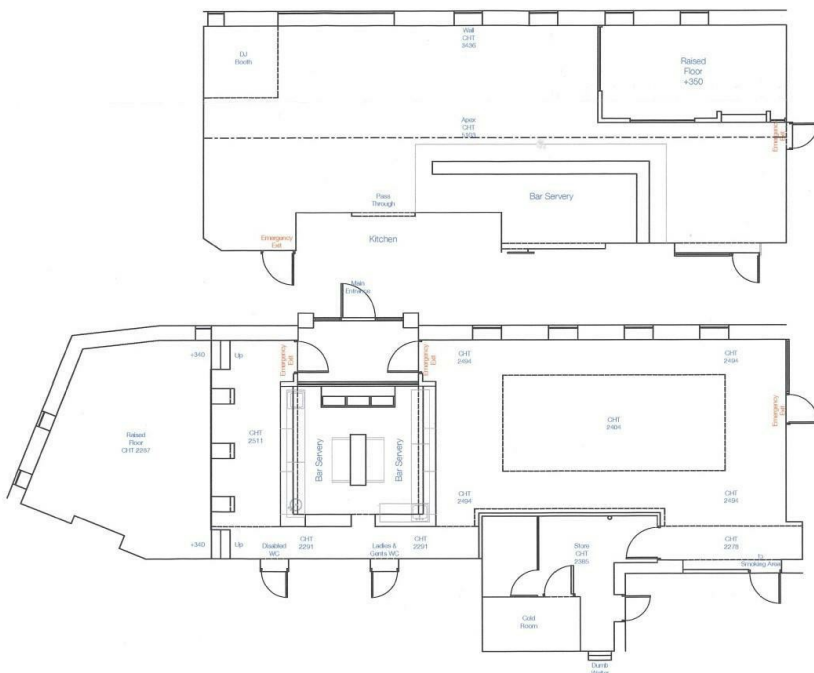












Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>	EU Directive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

Questions you may have. **Which mortgage would suit me best?**

**How much deposit will I need? What are my monthly repayments going to be?**

To answer these and other mortgage related questions contact our mortgage advisor on 028 91811444.

Your home may be repossessed if you do not keep up repayments on your mortgage.

**We DO NOT charge for initial mortgage consultations. We may charge a fee on completion depending on circumstances. Our typical fee is £250, however, please confirm with Mortgage Consultant at time of appointment.**

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

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