



For Sale Income Producing Property
with Redevelopment Potential
57-59 High Street, Newtownards, BT23 7HS

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**FRAZER
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For Sale Income Producing Property with Redevelopment Potential

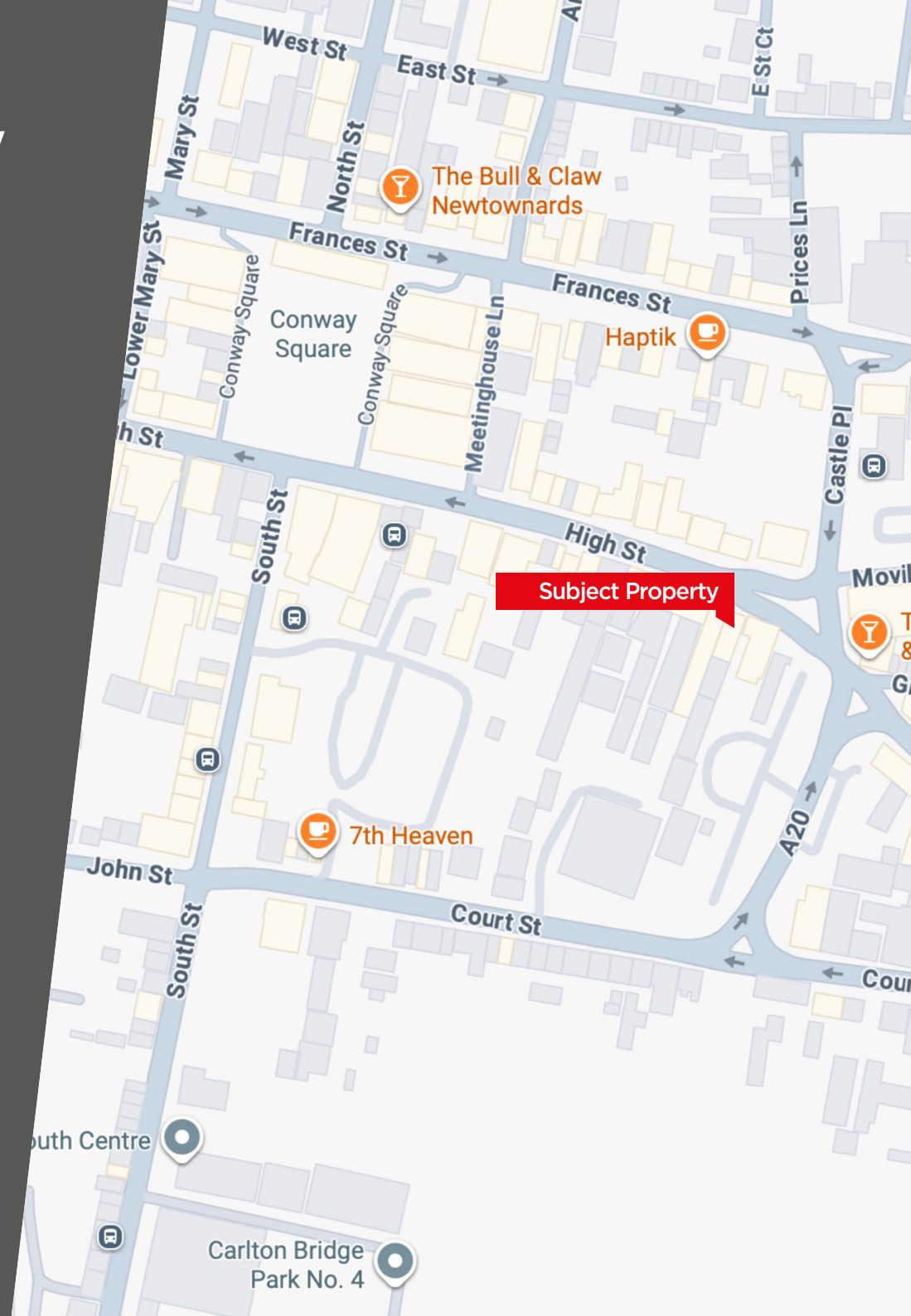
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Summary

- Income producing - £22,850 per annum.
- Redevelopment potential
- Vacant unit extending to 8,533 sq ft suitable for a variety of commercial uses, subject to any required planning consents.

Location

Newtownards is a popular town located approximately 10 miles east from Belfast City Centre. The subject properties occupy a highly prominent position on High Street, one of the town's most popular retailing parades that incorporates an excellent mix of well-known retailers such as; Danske Bank, Argento, Caffè Nero, Wardens, Menarys, SD Kells and Specsavers.



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Description

We are delighted to present this opportunity to acquire a pair of adjoining properties offering a blend of immediate income and future development potential, located in a sought-after and well-connected area.

The subject properties combined extend to over 11,000 sq ft on a site size of 0.5 acres (0.2 hectares).

59 High Street can also be accessed at the rear via Court Street enabling and assisting in deliveries, parking, potential extension or development plans.

Accommodation

We calculate the approximate areas to be as follows:

Unit	Description	Sq. M	Sq. Ft
57 High Street	Main Sales	200.00	2,156
	Rear Store	8.16	88
	Ancillary Storage	3.67	40
	Office	12.24	132
	Kitchen	4.77	51
	Rear Store 2	31.83	343
	Total		274.00
59 High Street	Main sales area	126.60	1,363
	Rear sales area	544.48	5,861
	Store	19.55	211
	Front mezzanine inc. kitchen	32.76	353
	Rear mezzanine	69.22	745
	W/C		
Total		792.61	8,533
Total		1,066.00	11,492



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Title

Assumed freehold/long leasehold.

Price

Inviting offers in the region of £495,000

Rates

57 High Street

NAV: £21,700

Rates Payable (25/26): £12,747.38 per annum

59 High Street

NAV: £35,900

Rates Payable (25/26): £21,088.99 per annum

We recommend that you contact Land & Property Services to verify these figures (Tel: 0300 200 7801).

VAT

All figures quoted are exclusive of VAT, which may be payable.

Viewing

Strictly by appointment with the sole selling agents:

Frazer Kidd

028 9023 3111

mail@frazerkidd.co.uk



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Address	Tenant	Rent PA	Expiry	Comments
57 High Street, Newtownards	Property Management Services (N.I) Limited	£ 22,850	31.03.35	Option of break 31st March 2030 providing 6 months written notice
57 High Street, Newtownards	Vacant	N/A	N/A	Quoting £45,000pa
		£24,250 pa		





For further information please contact:

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EPC

Energy performance certificate (EPC)

12 High Street BELFAST BT2 7JG	Energy rating C	Valid until 22 September 2028
Certificate number 810-860-100-827-848		

Property type: A1/A2 Retail and Financial/Professional services
 Total floor area: 248 square metres

Energy rating and score
 This property's energy rating is C.

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Energy performance certificate (EPC)

10 High Street BELFAST BT2 7JA	Energy rating E	Valid until 18 March 2022
Certificate number 810-841-200-988-818		

Property type: A1/A2 Retail and Financial/Professional services
 Total floor area: 861 square metres

Energy rating and score
 This property's energy rating is E.

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