

FOR SALE

4-6 Castle Place, Newtownards, Co. Down, BT23 7PA

RETAIL BUILDING WITH DEVELOPMENT POTENTIAL ON A SITE C. 0.2 ACRES (STPP).

TO BE SOLD WITH VACANT POSSESSION



Lisney

COMMERCIAL REAL ESTATE

OUTLINE FOR INDICATIVE PURPOSES ONLY

FEATURES

Comprising c. 0.2 acres in a prime town centre location

Development opportunity (STPP)

In close proximity to the town's Primary Retail Core

Being sold with the benefit of vacant possession

Understood to be located in an area of 'social' housing need

LOCATION

The site is situated in Newtownards town centre which is located within the district of Ards and North Down Borough Council. The property benefits from easy access to both the A20 and A21 to provide strong transport links to all directions.

The site is situated c. 10 miles east of Belfast and 6 miles South of Bangor.

Within Newtownards the site is prominently located opposite 'The Market Cross', in the town's Primary Retail Core.

DESCRIPTION

The subject property comprises a 2-storey retail/showroom building with adjoining warehouse/store to the rear.

The building that fronts High Street is primarily retail/showroom space across the ground and first floors with warehouse/stores to the rear extending east along Movilla Street.

The building is in poor condition and is ready for refurbishment/redevelopment (STPP).

Advertising hoarding (licence overholding currently producing £1,000 per annum).



Movilla Street

ACCOMMODATION

The areas below are approximate.

Area	Sq Ft
Ground Floor	8,267
First Floor	1,614
TOTAL	c. 9,881
	c. 0.2 acres

ASKING PRICE

Offers in excess of £150,000.

TITLE

Assumed long leasehold.

STAMP DUTY

This will be the responsibility of the purchaser.

RATES

We have been advised by Land and Property Services of the following:

Net Annual Value	£25,700
Rate in the £ 2023/2024	£0.54174
Payable	£13,922.71

VALUE ADDED TAX

All prices, outgoings and rentals are exclusive of, but may be liable to VAT.



LOCATION



EPC

EPC preparation underway. Details available upon request.

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 - <https://www.legislation.gov.uk/uksi/2017/692/contents>.

Any information and documentation provided by you will be held for a period of five years from when you cease to have a contractual relationship with Lisney.

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.

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Viewing Strictly by appointment with the sole selling agent Lisney.

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