



FOR SALE

4-6 CASTLE STREET, NEWTOWNARDS, CO. DOWN, BT23 7PA

COMMERCIAL BUILDING WITH DEVELOPMENT POTENTIAL ON A SITE C. 0.2 ACRES (SUBJECT TO PLANNING PERMISSION)

Lisney

Features

- Comprising c. 0.2 acres in a prominent town centre location.
- Commercial/Residential development opportunity potential (STPP).
- In close proximity to the town's Primary Retail Core.
- 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, and benefits from easy access to both the A20 and A21 to provide strong transport links to all directions.

The site is situated just 10 miles east of Belfast and 6 miles south of Bangor.

The property is located opposite 'The Market Cross', and benefits from close proximity to the town's Primary Retail Core to include an abundance of nearby amenities.

Description

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

The 2 storey building fronts High Street includes a glazed shopfront and is primarily retail/showroom space across the ground and first floors. To the rear of the 2 storey building is adjoining warehouse/stores extending east along Movilla Street.

Accommodation

Site area 0.2 acres approximately.

Area	Sq. Ft
Ground Floor	8,267
First Floor	1,614
TOTAL	9,881 approximately



Asking Price

Offers in excess of £140,000 exclusive.

Title

Understood to be held by way of 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	£26,950
Rate in the £ 21/22	£0.515818
Payable	£13,901

Value Added Tax

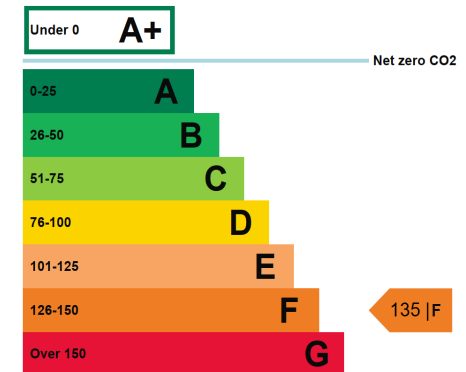
All prices, outgoings and rentals are exclusive of, but may be liable to VAT.





EPC

The property has an Energy Efficiency rating of F135. The full Certificate can be made available upon request.



Contact

Strictly by appointment with the Selling agent. For further information please contact:

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Further information is available at www.lisney.com