



FOR SALE Prominent Retail Investment Opportunity
64 High Street, Newtownards, BT23 7HZ

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LOCATION

Newtownards is one of Northern Ireland's leading provincial towns, with a resident population of c. 28,050 people. The town is located c. 10.4 miles east of Belfast, 4.8 miles from Bangor and is well served by the Province's main road network.

The property is located on High Street within the towns retail core, benefitting from a high level of pedestrian footfall and passing vehicular traffic.

Nearby occupiers include Menarys, Knotts Bakery, Wardens, Gerry Webber, Café Nero, Danske Bank, Mauds and Mackey Opticians.

DESCRIPTION

Currently comprises a modern open plan retail unit (c. 25 sq ft frontage) with glazed shop front and electric roller shutter with part carpeted / part wooden flooring, suspended ceiling and recessed lighting with kitchen, office, WC and first floor store.

Secured rear access for loading / unloading is available via Castle Place.

ACCOMMODATION

Description	Area sq m	Area sq ft
GROUND FLOOR		
Retail Area (C. 25ft frontage)	C. 116 sq m	C. 1,250 sq ft
Store	C. 21 sq m	C. 225 sq ft
Kitchen	C. 10 sq m	C. 90 sq ft
WC		
FIRST FLOOR		
Store	C. 37 sq m	C. 400 sq ft
TOTAL NET INTERNAL AREA	C. 193 sq m	C. 2,075 sq ft

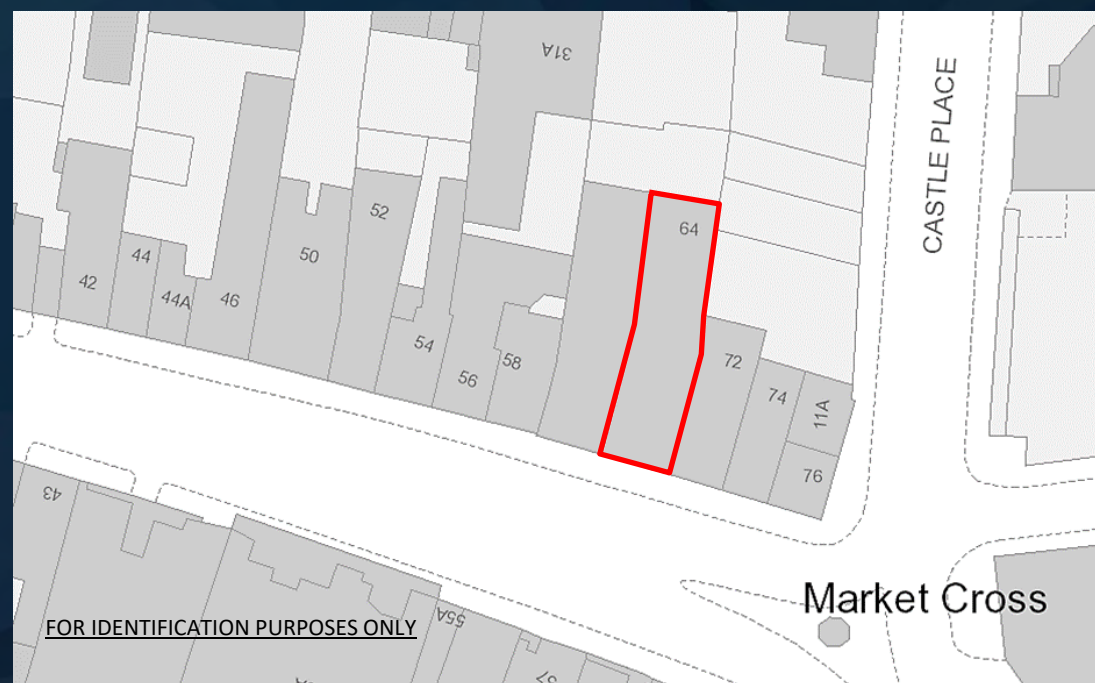
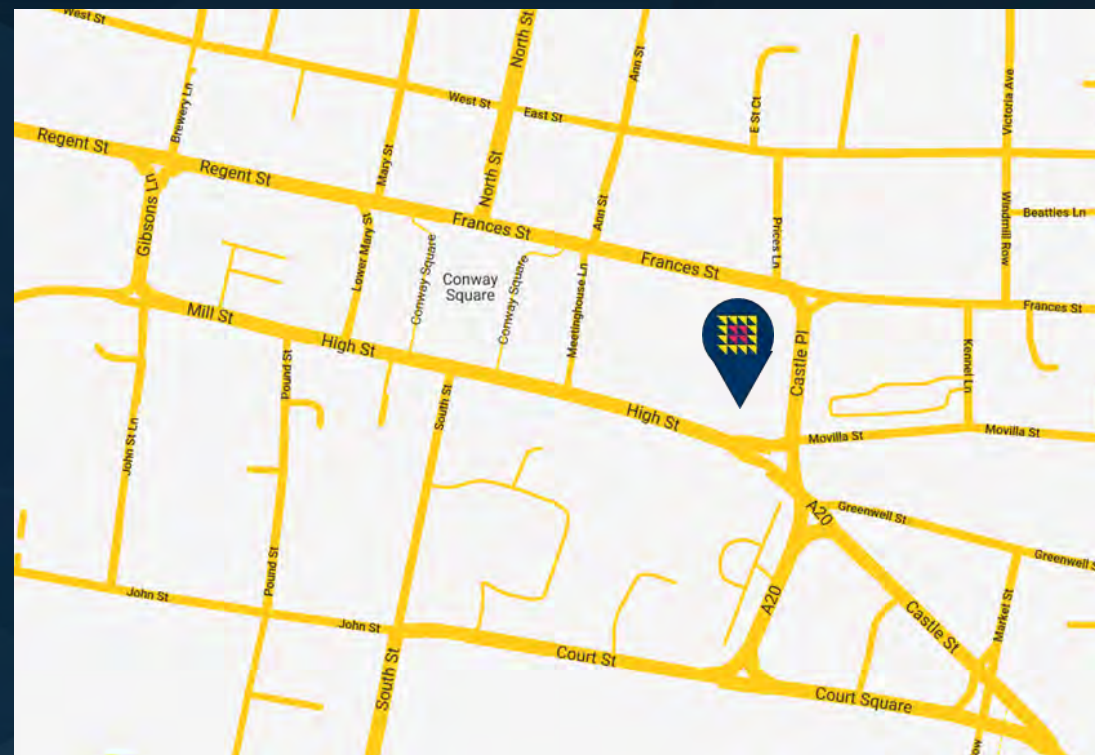




PHOTO GALLERY | 64 HIGH STREET, NEWTOWNARDS

TENANCY DETAILS

Tenant	Term	Current Rent
Don Arthur & Briega Arthur t/a Petal Power	5 years and 2 months from 01/11/2019	£16,000 p.a. (Rising to £18,000 p.a. on 01/01/2023)

SALES DETAILS

PRICE: We are seeking offers in the region of £250,000

TITLE: We are advised the property is held freehold

VAT: All prices, outgoings etc are exclusive of, but may be subject to VAT

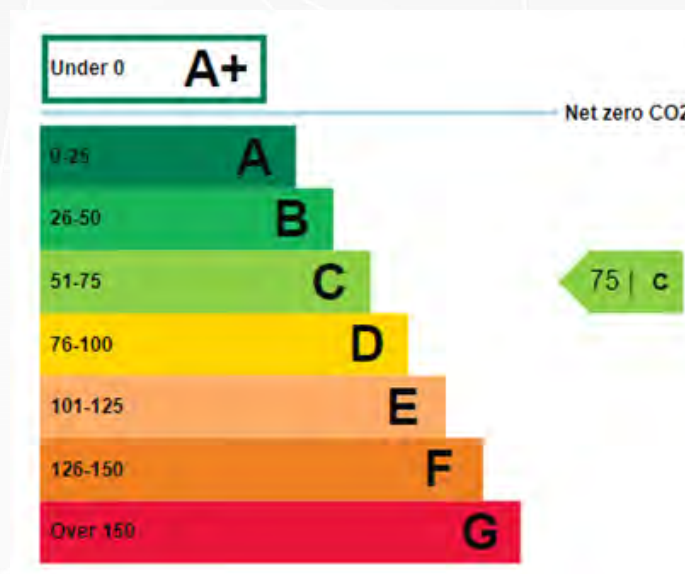
RATES

NAV: £20,300.

Estimated Rates Payable: £10,602.69)

Please note that all perspective purchasers should make their own enquiries to confirm the NAV / rates payable

EPC CERTIFICATE



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 - <http://www.legislation.gov.uk/uk/si/2017/692/made>. Any information and documentation provided by you will be held for a period of 5 years from when you cease to have a contractual relationship with OKT. 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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