



**OK
T**

FOR SALE

13-13A High St & 1-1A Conway Ct, Newtownards, BT23 3JN

Investment Opportunity Producing £34,410 P.A.

LOCATION

Newtownards is a busy market town located on the shores of Strangford Lough c. 10 miles east of Belfast with a population of c. 45,000 people.

The subject property occupies a prime position on the High Street facing Conway Square in the centre of the town. The property benefits from high levels of passing vehicular and pedestrian traffic.

Neighbouring occupiers include Simon Brien, Santander, Telford Opticians and Café Nero.

PORTFOLIO OVERVIEW

The property currently produces an income of £34,410 with potential for further rental growth by leasing the vacant accommodation in addition to various asset management opportunities.

The property is offered for sale as one or in two lots. Further details on request.

DESCRIPTION

The subject comprises two neighbouring income producing multi tenanted properties.

Lot 1: 13 – 13A High Street and 1 Conway Court comprises a fully-let two-storey building fronting the High Street and with separate access from Conway Court comprising retail and storage accommodation.

Lot 2: 1A Conway Court comprises a part-let three-storey mill dating to the nineteenth century. The building is laid out to provide ground floor workshop / storage accommodation and further storage accommodation on the first and second floors. In addition, there is a yard extending to c. 0.11 acres located adjacent to the mill.

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/uksi/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.

REF: 9591



TENANCY SCHEDULE

LOT 1: 13 HIGH STREET - 1 CONWAY COURT

UNIT	SIZE (SQ FT)	TENANT	RENT P.A.	LEASE END DATE	NAV
13 High Street	850 sq ft	J McDonald Florist Ltd	£13,500	31/08/2026	£10,500
13A & 1 Conway Court	1,827 sq ft	Crossroads Care NI	£12,750	19/06/2029	To be assessed
1A Conway Court	233 sq ft	Private Individual	£2,000	Overholding	£1,200
TOTAL	2,910 sq.ft		£28,250		



LOT 2: 1A CONWAY COURT

UNIT	SIZE (SQ FT)	TENANT	RENT P.A.	LEASE END DATE	NAV
GROUND FLOOR					
13A/C High Street	161 sq ft	Private Individual	£2,600	Overholding	£560
13H High Street	280 sq ft	Private Individual	£400	Overholding	£640
13B High Street	350 sq ft	Private Individual	£1,600	Overholding	£980
13F High Street	194 sq ft	Private Individual	£1,560	Overholding	£680
FIRST FLOOR					
13D High Street	603 sq ft	Vacant	-	-	£1,050
13E High Street	484 sq ft	Private Individual	-	Overholding	£850
SECOND FLOOR					
13G High Street	592 sq ft	Vacant	-	-	£640
13I High Street	538 sq ft	Vacant	-	-	£470
TOTAL	3,202 sq ft		£6,160		



**OK
T**

13-13A High St & 1-1A Conway Ct, Newtownards

Ground Investment Opportunity Producing £34,410 P.A.





LOCATION OVERVIEW

13-13A HIGH STREET & 1-1A CONWAY COURT

SALES DETAILS

PRICE: Lot 1: £300,000
Lot 2: £75,000
TITLE: Assumed freehold

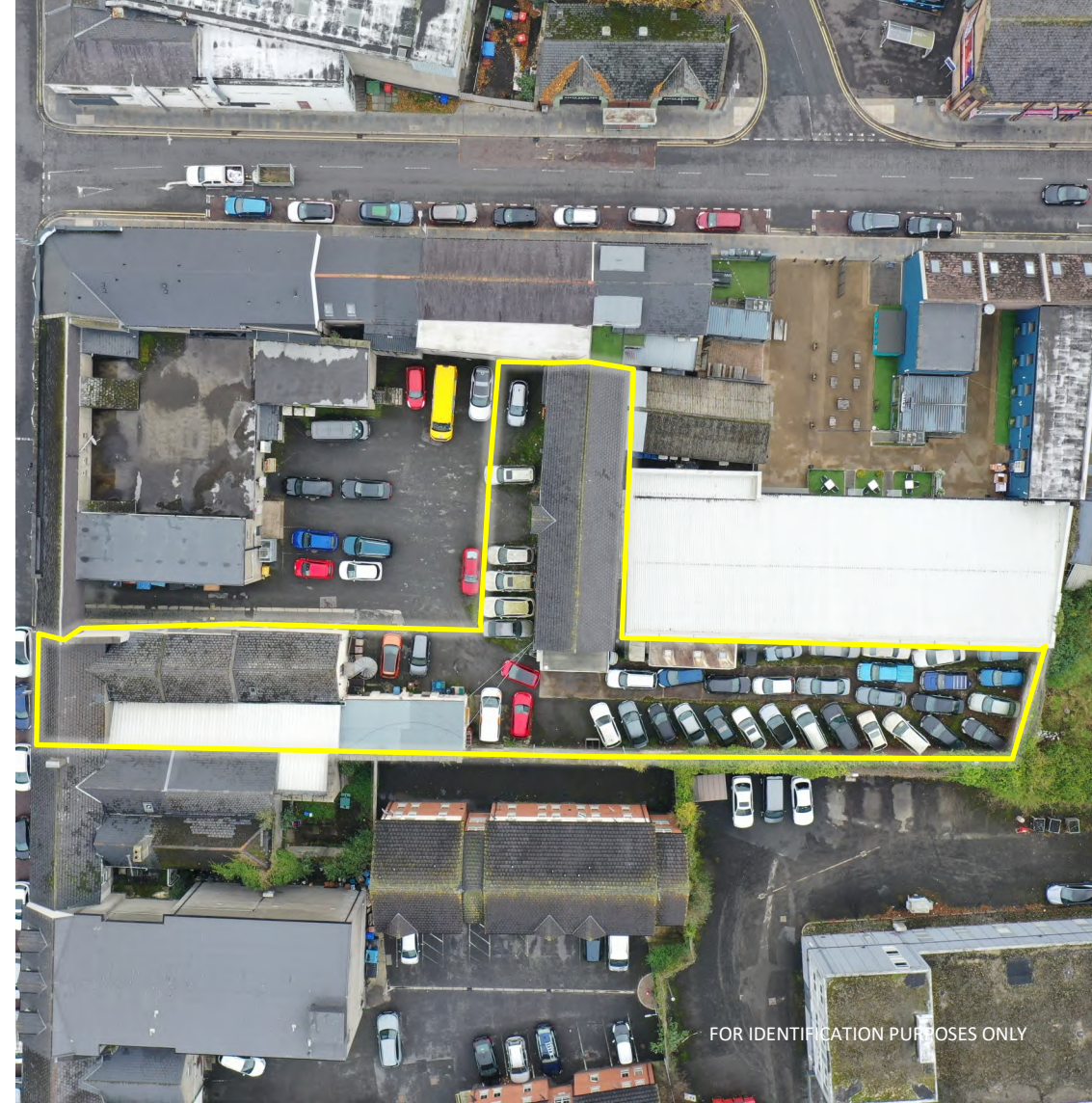
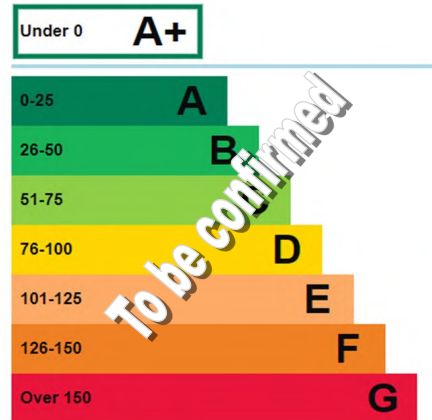
In accordance with the current Anti-Money Laundering (AML) Regulations, the proposed purchaser / tenant will be required to satisfy the Vendor / Lessor and their agents regarding the source of the funds used to complete the transaction.

VAT

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

EPC

(ENERGY PERFORMANCE CERTIFICATE)



FURTHER INFORMATION

For further information / viewing arrangements please contact:

JAMES CHRISTIE

james.christie@okt.co.uk

O'CONNOR KENNEDY TURTLE

Belfast Office: 22 Adelaide Street, Belfast BT2 8GD 028 9024 8181 | Northern Office: 20-22 Stable Lane, Coleraine BT52 1DQ 028 7034 4244 okt.co.uk



OKT for themselves and for the Vendors or Lessors of this property whose agents they give notice that (i) the particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute, nor constitute part of, an offer at contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but their accuracy is not guaranteed and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of O'Connor Kennedy Turtle has any authority to make or give any representation or warranty in relation to this property. (iv) OKT have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.