

CENTRAL PROMENADE NEWCASTLE

49-51 Central Promenade &
2 - 4 Causeway Road

What's on offer

Exceptional mixed use,
income producing investment
opportunity on sea front with
redevelopment potential STP

- 3 Commercial Units
- 4 Apartments
- 1 Garage

Joint Agents

Bradley
www.bradleyni.com

UPS



49-51 CENTRAL PROMENADE & 2 Newcastle BT33 0HH

- Exceptional Investment Opportunity
- Redevelopment Potential STP
- Mixed Use Income Producing Investment Opportunity
- Prime Location with Sea Front Views
- 3 Tenanted Commercial Units
- 4 Apartments
- 1 Garage

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland		EU Directive 2002/91/EC

Offers Over £730,000

49-51 Central Promenade & 2 - 4 Causeway Road

, Newcastle, BT33 0HH



Other Specifications

TENANCY SCHEDULE
Available on request.
PRICE
Offers Over £730,000
TITLE
Freehold

EPC

EPC
Non Domestic: C56
Domestic: E53

Terms of Sale

TERMS OF SALE
The property is being offered For Sale by Private Treaty. However, the vendor reserves the right to conclude the sale via auction or "Best and Final" bids at a date and time to be confirmed.

The criteria required from interested

parties in placing an offer must include: please contact:

Confirmation of name and address of proposed purchaser	Aaron Ferris, Director T: 028 446 14101
Confirmation of offer level	E:
Proof of funds from Bank to confirm that adequate funds are available to complete the purchase at offer level	downpatrick@ulsterpropertysales.co.uk Ulster Property Sales, Unit 7, 49-51 Market St, Downpatrick, BT30 6LR
Timescale to complete the purchase post acceptance of offer	Joint Agents:
Confirmation of solicitor who will represent purchaser	Garrett O'Hare, Managing Director T: 028 4372 3220
10% deposit of agreed purchase price shall be payable upon agreement of sale	E: garrett.ohare@bradleyhi.com
Further information pack to be provided at this point	Bradley NI, 51 Main Street, Newcastle, BT33 0AD

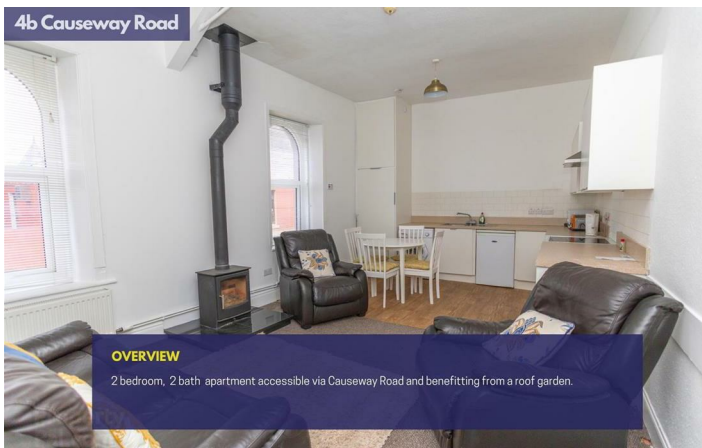
Further Information

FURTHER INFORMATION
Inspection of the site is strictly by private appointment. For further information

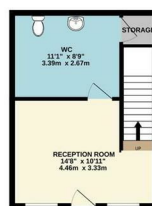


Directions

4b Causeway Road



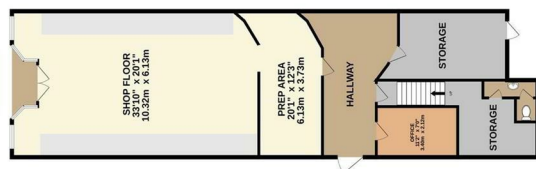
288 sq.ft. (26.8 sq.m.) approx.



670 sq.ft. (61.4 sq.m.) approx.



Property
Pal.com



Property
Pal.com



51 Central Promenade



641 sq.ft. (59.6 sq.m.) approx.



Property
Pal.com

4a Causeway Road



641 sq.ft. (59.6 sq.m.) approx.



641 sq.ft. (59.6 sq.m.) approx.



Property
Pal.com

Floor Plan

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



ULSTERPROPERTYSALES.CO.UK

ANDERSONSTOWN
028 9060 5200

BALLYHACKAMORE
028 9047 1515

BALLYNAHINCH
028 9756 1155

BANGOR
028 9127 1185

CARRICKFERGUS
028 9336 5986

CAVEHILL
028 9072 9270

DONAGHADEE
028 9188 8000

DOWNPATRICK
028 4461 4101

FORESTSIDE
028 9064 1264

GLENGORMLEY
028 9083 3295

MALONE
028 9066 1929

NEWTOWNARDS
028 9181 1444

RENTAL DIVISION
028 9070 1000



John Thompson trading under licence as Ulster Property Sales (Downpatrick)
©Ulster Property Sales is a Registered Trademark