



**For Sale Superb Commercial Premises**  
18 & 18B Regent Street, Newtownards, Co Down BT23 4LH



**McKIBBIN**  
COMMERCIAL

**028 90 500 100**

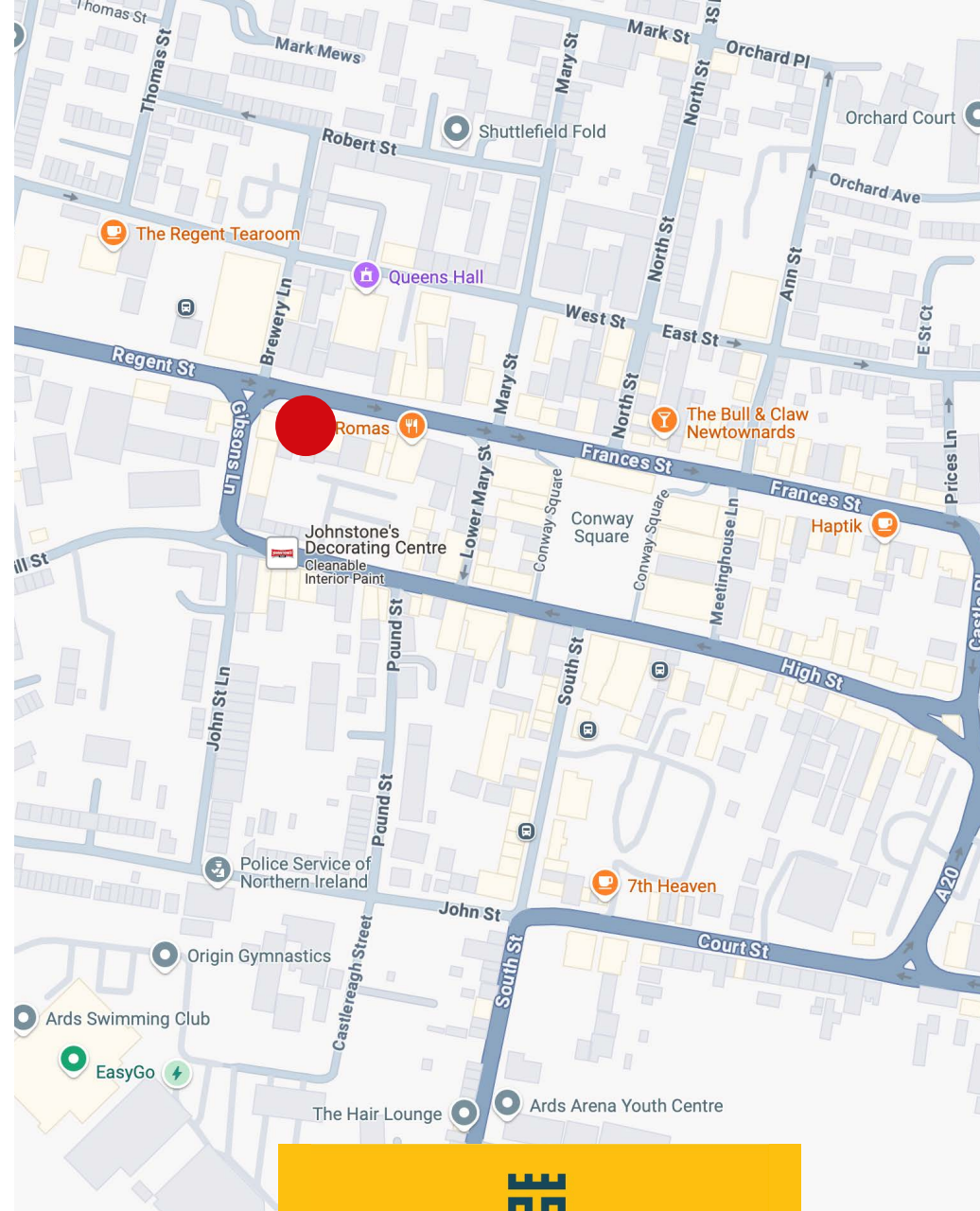


## LOCATION

- Newtownards is a thriving commuter town situated approximately 10 miles from Belfast, drawing shoppers and visitors from a wide catchment area across North Down and Belfast.
- Regent Street serves as the main vehicular route into the town centre and is entirely occupied by commercial premises.
- Nearby occupiers include Regent Flooring, Boots Pharmacy, and The Queens Hall.

## DESCRIPTION

- 18 & 18B Regent Street occupies a highly prominent position in the town centre and offers flexibility for a range of potential uses, subject to attaining the necessary planning consent.
- The ground floor of 18 comprises an open plan sales area with rear storage and kitchen / WC facilities, with access to a first floor store. This was formerly occupied by a hair salon.
- The ground floor of 18B also has an open plan sales area, with rear store. This was formerly occupied by a shoe retailer.
- Access to the first and second floors by a private entrance door to the front of the building or from within the retail unit at 18B. We understand these were historically used by a dental surgery and would require refurbishment to be of useable / lettable condition.
- To the rear of the buildings, there is an outhouse which offers a great refurbishment opportunity for further space.



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## ACCOMMODATION

Description		Sq M	Sq Ft
<b>Number 18</b>			
Ground Floor	Sales Area	39.34	423
	Rear Store	10.14	109
	Kitchenette	3.07	33
	WC		
First Floor	Storage	8.04	87
<b>Total</b>		<b>60.59</b>	<b>652</b>

## Number 18B

Ground Floor	Sales Area	44.06	474
	Rear Store	16.49	77
First Floor	Office One	15.91	171
	Office Two	9.86	106
	Office Three	9.68	104
	Office Four	9.84	106
	Office Five	9.69	104
	WC		
Second Floor	Office Six	33.31	359
	Office Seven	19.59	211
<b>Total</b>		<b>168.43</b>	<b>1812</b>

\*Rear outhouses not measured



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## SALES DETAILS

Price: Offers invited of £200,000, exclusive.

Title: Freehold or long leasehold which may be subject to a nominal ground rent.

## RATES

We understand that the property has been assessed for rating purposes, as follows:

18 NAV: £3,600

18B NAV: £4,650

Rate in £ 2025/2026 = 0.587437

Therefore Rates Payable 2025/26:

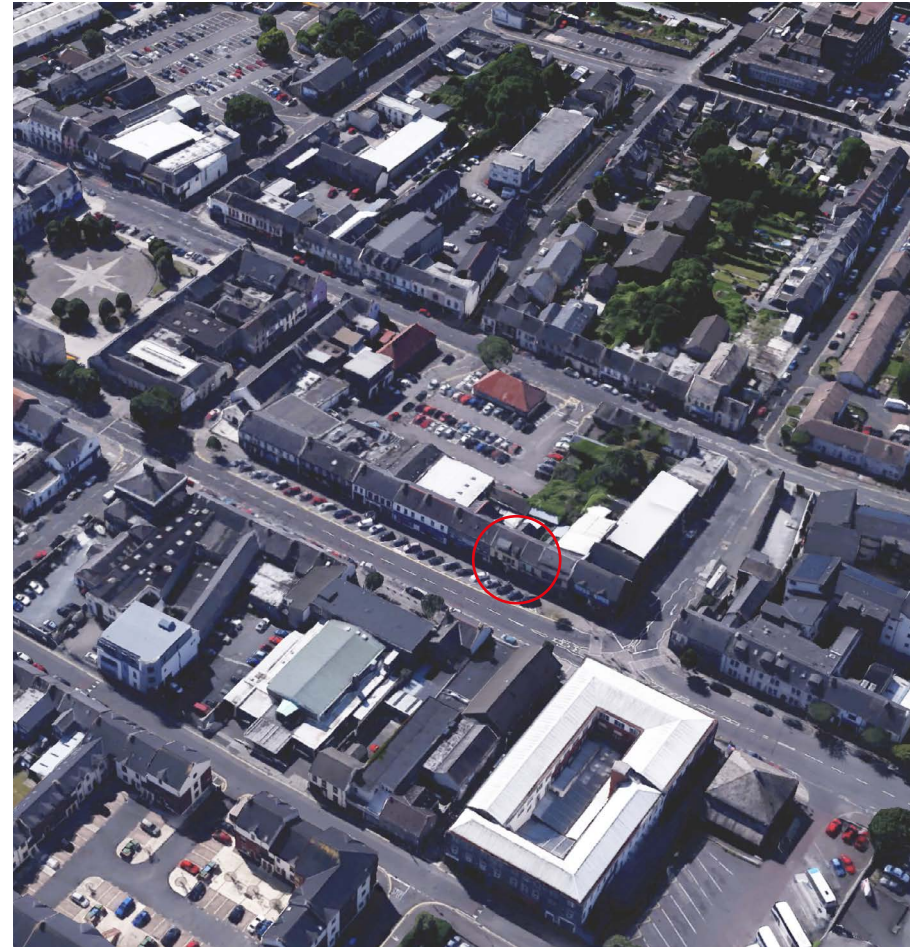
18: £1,586.08 \*

18B: £2,048.69 \*

Note: Interested parties should check their individual rates liability directly with Land & Property Services.

## VAT

All prices, outgoings and rentals are exclusive of, but may be liable to value added tax.



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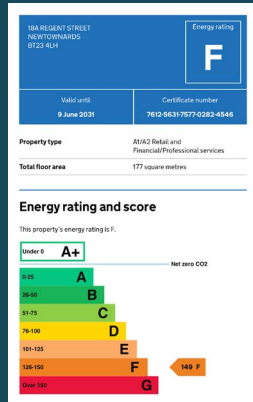
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## EPC



## CONTACT

For further information or to arrange a viewing contact:

**Ben Escott**

be@mckibbin.co.uk

**McKibbin Commercial Property Consultants**

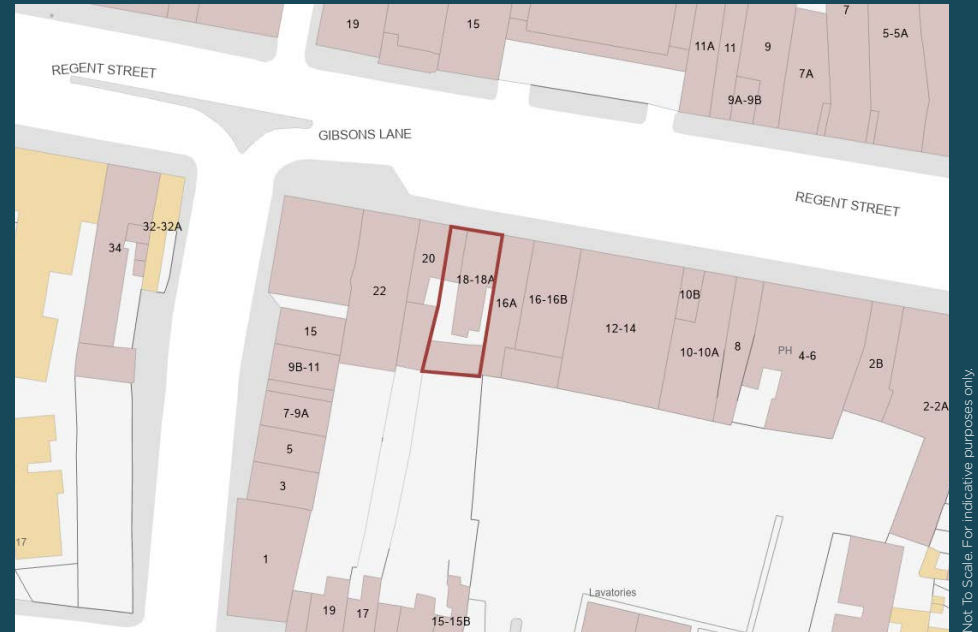
Chartered Surveyors

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Not To Scale For indicative purposes only.



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