

ULSTER PROPERTY SALES

# UPS

**NEWTOWNARDS BRANCH**

46 High Street, Newtownards, County  
Down, BT23 7HZ

028 91811444

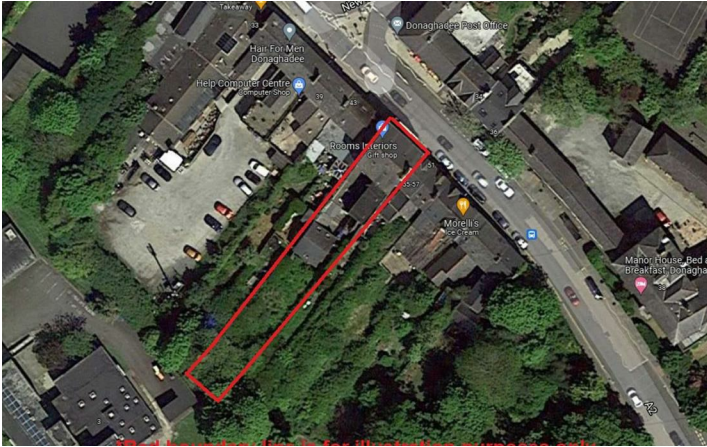
[newtownards@ulsterpropertysales.co.uk](mailto:newtownards@ulsterpropertysales.co.uk)

NETWORK STRENGTH - LOCAL KNOWLEDGE



**49 HIGH STREET, DONAGHADEE,  
CO DOWN, BT21 0AQ**

**OFFERS AROUND £499,950**



Situated in the heart of Donaghadee, this beautiful building comprises three retail units and four apartments, within walking distance to the seafront and all other local amenities.

Total Site Circa 0.2 of an acre

49A High Street (Rooms - trading for 25 years)  
Ground Floor Circa 1400 sq ft

Outbuilding  
Ground Floor And First Floor Circa 650 sq ft

49B High Street (Currently Morellis)  
Ground Floor Circa 450 sq ft

Flat 1 Exeter House 550 sq ft  
Flat 2 Exeter House 820 sq ft  
Flat 3 Exeter House 600 sq ft  
Flat 4 Exeter House 830 sq ft

## Key Features

- Includes Two Retail Units, Four Apartments And A Two Storey Outbuilding
- Four apartments With Sitting Tenants
- Prime Location In The Centre Of Donaghadee
- Great Investment Opportunity
- Outbuilding With Opportunity For Conversion (Subject To Necessary Permissions)
- Total Site Circa 0.2 Of An Acre
- Commercial Property Circa 5,300 Sq Ft

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

Questions you may have. **Which mortgage would suit me best?**

**How much deposit will I need? What are my monthly repayments going to be?**

To answer these and other mortgage related questions contact our mortgage advisor on 028 91811444.

Your home may be repossessed if you do not keep up repayments on your mortgage.

**We DO NOT charge for initial mortgage consultations. We may charge a fee on completion depending on circumstances. Our typical fee is £250, however, please confirm with Mortgage Consultant at time of appointment.**

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

ULSTERPROPERTYSALES.CO.UK

ANDERSONSTOWN  
028 9060 5200

BALLYNAHINCH  
028 9756 1155

CAUSEWAY COAST  
0800 644 4432

FORESTSIDE  
028 9064 1264

NEWTOWNARDS  
028 9181 1444

BALLYHACKAMORE  
028 9047 1515

BANGOR  
028 9127 1185

CAVEHILL  
028 9072 9270

GLENGORMLEY  
028 9083 3295

RENTAL DIVISION  
028 9070 1000

BALLYMENA  
028 2565 7700

CARRICKFERGUS  
028 9336 5986

DOWNPATRICK  
028 4461 4101

MALONE  
028 9066 1929



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