

RUSSELL BROTHERS



1 Conway Square & 1 - 7 Frances Street, Newtownards

OFFERS IN THE REGION OF £325,000

- Multi Let Investment Opportunity.
- Prime Location Fronting Conway Square & Frances Street.
- Gross income of £33,400 per annum.
- Potential asset management opportunity.
- Total floor area approx. 2,330 sq ft / 216 sq m
- Possible Redevelopment Opportunity (Subject to planning & tenancies)

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Location/Description

Newtownards is one of Northern Ireland's leading provincial towns, located 10 miles east of Belfast. The subject is prominently positioned fronting Conway Square which is the main retail area in Newtownards. It benefits from a high level of passing pedestrian footfall. Nearby occupiers include Specsavers, Cafe Nero, Post Office, Stewart Miller and Gordons Chemists.

The property consists of a substantial part three storey building let to a mixture of well-established local businesses, with frontages to Conway Square, Frances Street and Lower Mary Street.



Tenancy Details

The building comprises of six tenants producing a total gross income of £33,400 per annum, all on varying lease agreements. Potential asset management opportunity to maximise potential. For further information please contact the office.

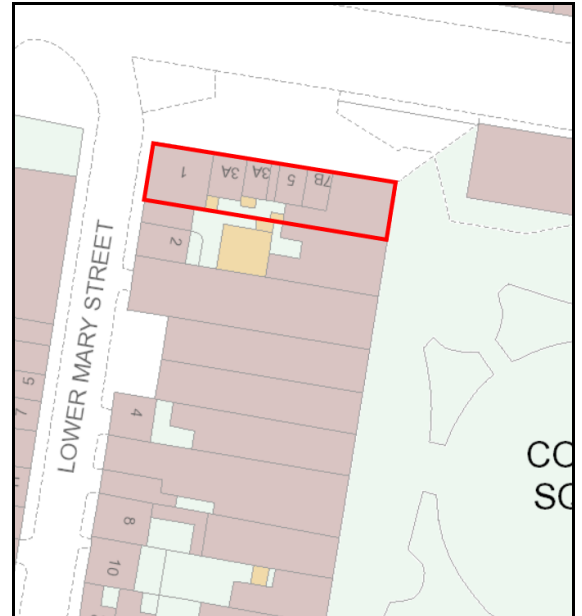
Subject to tenancies and planning the overall site area of circa 0.06 acres could be suitable for redevelopment.

Schedule of Accommodation

Unit	Floor Area (sq ft)	Tenant (Trading as)	NAV	*EPC Rating
1 Conway Square	GF - 630, plus 1st & 2nd floor stores	Photo Monkey	£14,600	D96
1 Frances Street	N/A	Advertising Hoarding	£600	N/A
1-3 Frances Street	GF - 635 FF stores - 350	Del Piero's	£10,600	F134
3a Frances Street	GF - 135	Coles	£2,350	E103
5 Frances Street	GF - 140	Ards Locksmiths	£2,350	E111
7 Frances Street	GF - 130	Midas Jewellers	£2,350	D84
7b Frances Street	FF - 310	Vacant	£1,600	G265
TOTAL	2,330 sq ft			

*Full EPC copies available on request.

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Title

We are advised the property is held under freehold/ long leasehold title.

VAT

We understand the property is not liable to VAT.

Proposal

We are seeking offers in the region of **£325,000 (Three Hundred and Twenty Five Thousand Pounds)**, subject to contract.

