

FOR SALE

Retail Opportunity

CBRE | **NI**

PART OF THE CBRE AFFILIATE NETWORK

Lambert
Smith
Hampton



1 JUBILEE ROAD, NEWTOWNARDS BT23 4YH

Exciting Commercial Opportunity

Approximately 18,590 sq.ft .

Location

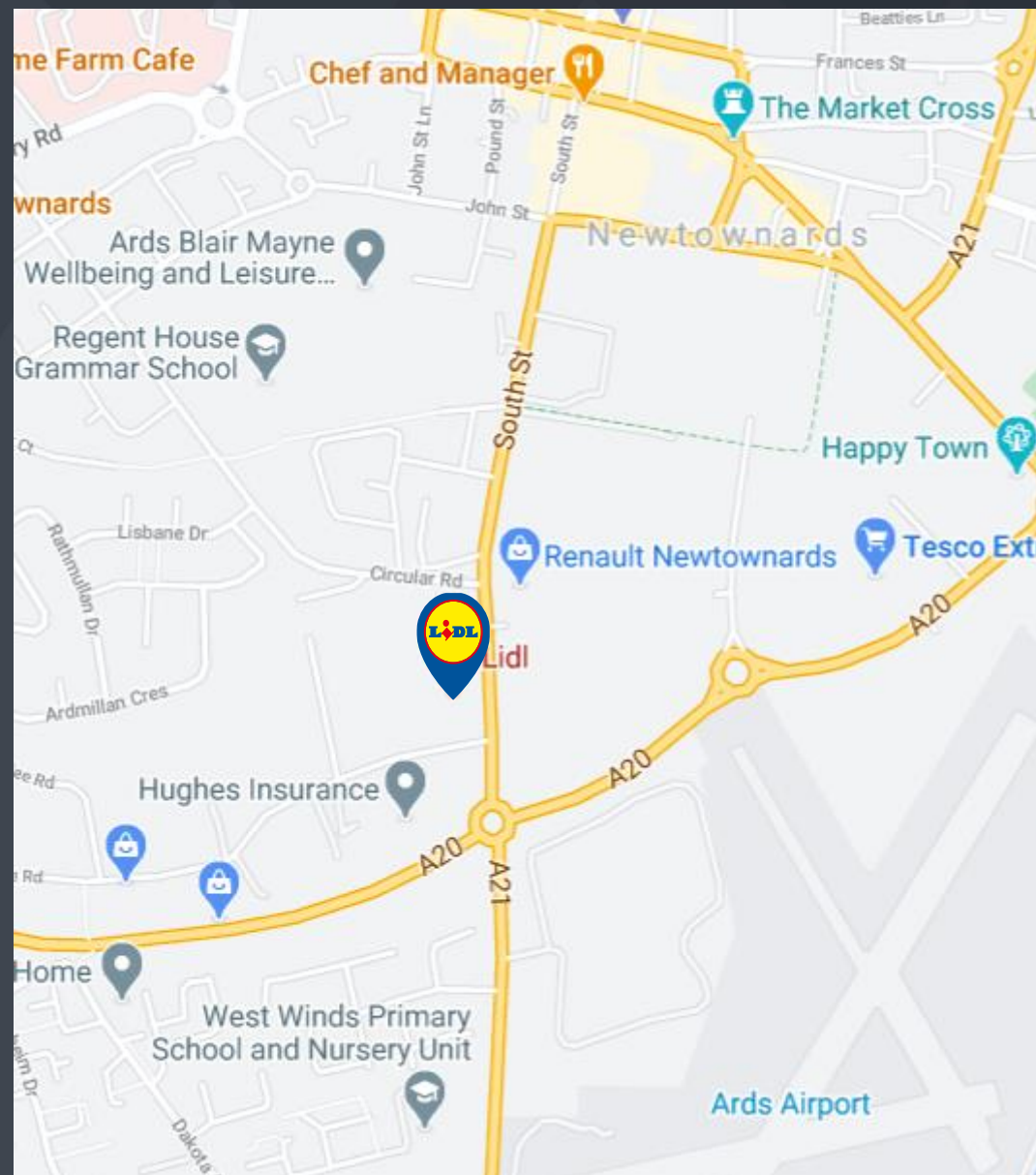
The subject premises are situated on a prominent corner position at the junction of Jubilee Road and Comber Road, Newtownards, approximately 0.5 miles south of Newtownards Town Centre. The immediately surrounding catchment comprises a mix of retail, medium density housing and industry/commerce. A Tesco store is situated approximately 0.5 away with adjacent occupiers including Matalan and Home Bargains.

Key Benefits

- Prominent position
- On site Car Parking (137 spaces)
- Purpose built unit totalling 18,590 sq ft
- Suitable for B4 use or alternative uses subject to planning

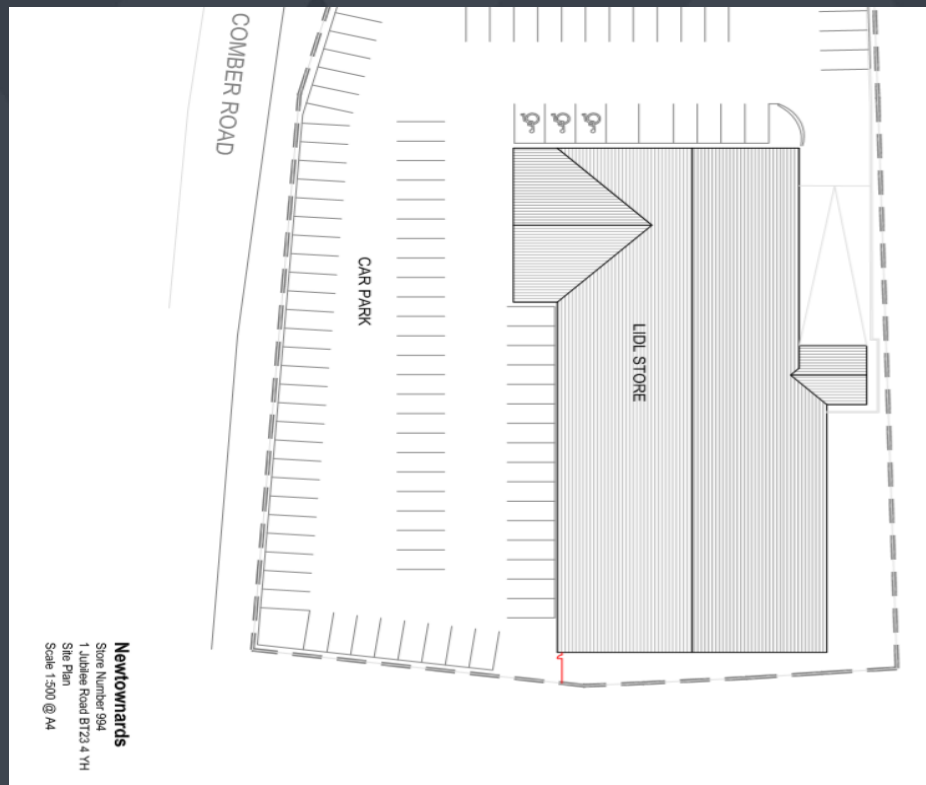
Description

The premises comprise a 18,590 sq ft modern purpose-built store with 137 car parking spaces and servicing facilities standing a total site of c. 1.6 acres. The premises is capable of immediate occupation following Lidl's relocation opposite. The property is currently fitted out as a supermarket however is suitable for a variety of uses, subject to any necessary planning consent. The property currently benefits from a B4 planning consent.



Accommodation

1 Jubilee Road, Newtownards.		
Sales	13,853 Sq. ft	1,287Sq. M
Total	18,590 Sq. ft	1,727 Sq. M



SALE DETAILS

Offers in excess of £900,000 (Nine Hundred Thousand Pounds).

VAT

All prices, charges and outgoings are quoted exclusive of, but may be liable to Value Added Tax at the prevailing rate.

Rates Payable

We have been advised by Land and Property Services that the rateable value is £227,000. The rate poundage for 2022/2023 is £0.5223 therefore the rates payable for the current year are £118,562.10.

Information & Contact

EPC

The building has been rated as C-75 under EPC regulations. A copy of the EPC Certificate is available below and can be made available on request.

Energy performance certificate (EPC)

1 JUBILEE ROAD
NEWTOWNARDS
BT23 4YH

Energy rating
C

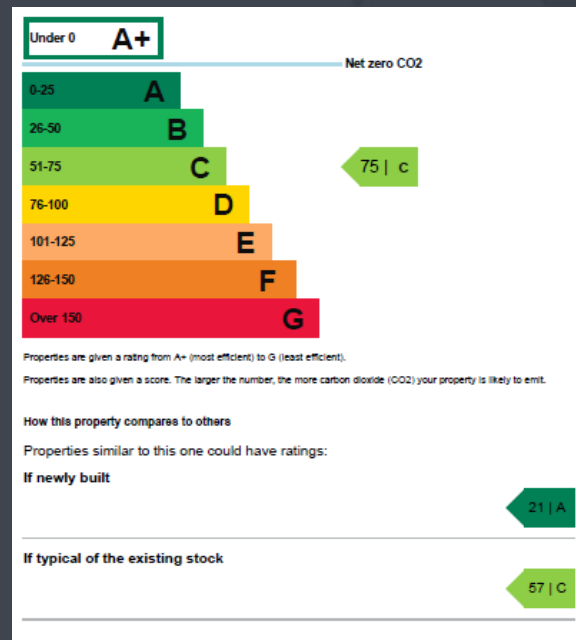
Valid until 26 November 2030

Certificate number
4774-1144-8947-2247-4195

Property type
A1/A2 Retail and Financial/Professional services

Total floor area
1732 square metres

Energy efficiency rating for this property
This property's current energy rating is C.



Contact

Stephen Smith

T: 0797 6523 666

E: Stephen.smith@cbreni.com

CBRE NI

The Linenhall
32-38 Linenhall Street
Belfast, BT2 8BG

T: 028 9043 8555

W: www.cbreni.com

@CBRE_NI

Gary Martin

T: 028 9032 7954

E: gmartin@lsh.ie

Tom Donnan

T: 028 9026 9238

E: tdonnan@lsh.ie

Lambert Smith Hampton

Clarence House
4-10 May Street
Belfast, BT1 4NJ

T: 028 9032 7954

W: www.lsh.co.uk

@LSHtweets

These particulars are issued by CBRE on the understanding that any negotiations relating to the property are conducted through them. Whilst every care is taken in preparing them, CBRE for themselves and for the vendor/lessor whose agents they are, give notice that:- (i) the particulars are set out as a general outline for guiding potential purchasers/tenants and do not constitute any part of an offer or contract, (ii) any representation including descriptions, dimensions, references to condition, permissions or licenses for uses or occupation, access or any other details are given in good faith and are believed to be correct, but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves (at their own expense) as to their correctness, (iii) neither CBRE, nor any of their employees have any authority to make any or give any representation or warranty in relation to the property. Note: All plans and photographs are for identification purposes only. Subject to contract. Feb 2021.