

1 Regent Street, Newtownards, BT23 4AB

For Sale/To Let

Self contained commercial building totalling approximately 5,843 sq ft situated across ground, first and second floors with on site car parking



Lambert
Smith
Hampton

Location

The subject premises is situated on a highly prominent corner position of Regent Street and Mary Street in the heart of Newtownards. Newtownards is a large town approximately 10 miles east of Belfast with a population of c.28,000 people. The immediate catchment comprises a mixture of retail, food and beverage and office occupiers including Del Piero's, Boots Pharmacy, Stewarts Solicitors, Reeds Rains Estate Agents and The Bull and Claw.

Description

The property comprises a self-contained corner site situated across ground, first and second floors with direct access to Regent Street and Mary Street. Externally the building is of periodic façade with an extension and yard to the rear of the premises. The original construction is a listed building. The property is accessed via ground floor pedestrian door access and benefits from a mixture of open plan office, cellular offices / meeting rooms, W/C and kitchen facilities and a separate server room as well as double height windows offering an abundance of natural light throughout. Internally the property is finished to include carpeted flooring, suspended ceiling, recessed strip lighting, electric storage heaters and 2no. high security vault doors.

Listed Status

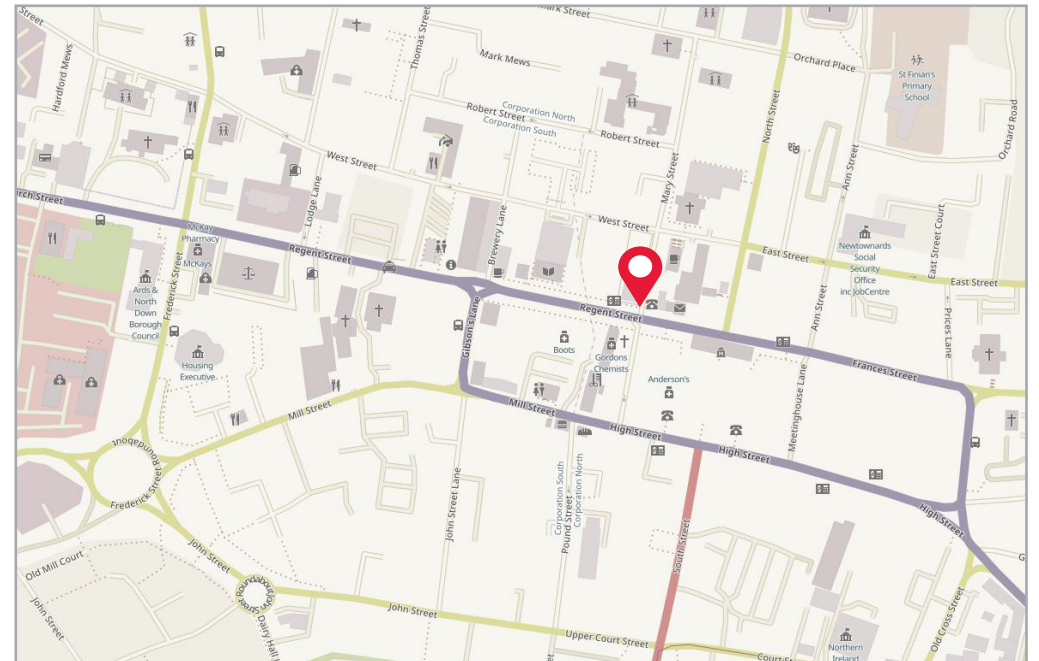
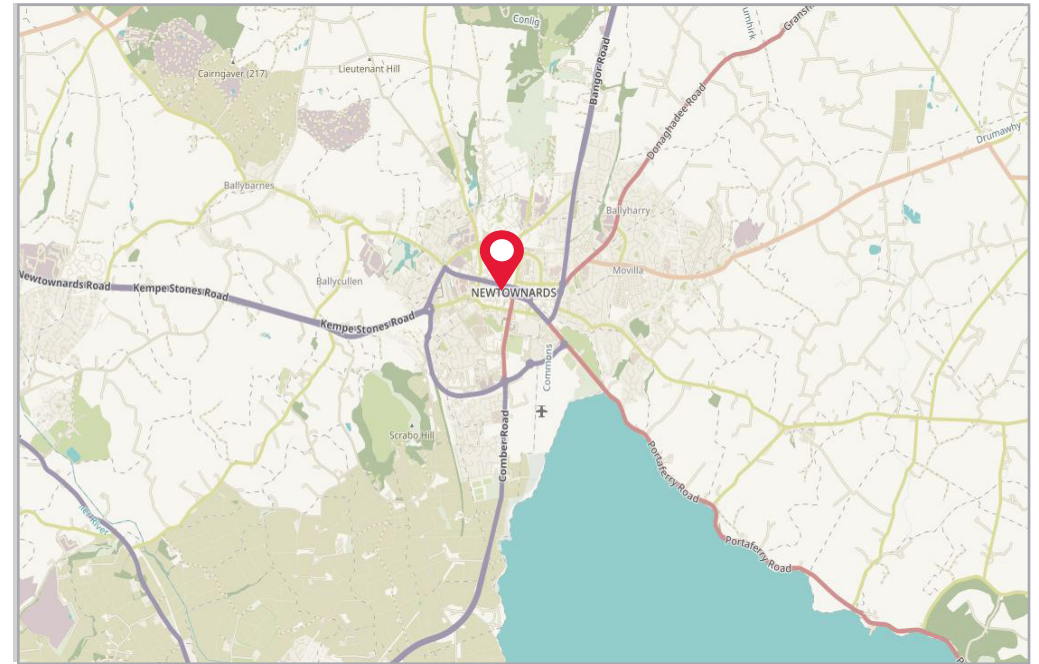
The building has a Grade B1 listing. The Historic Environment reference number is HB24/13/059.

Accommodation

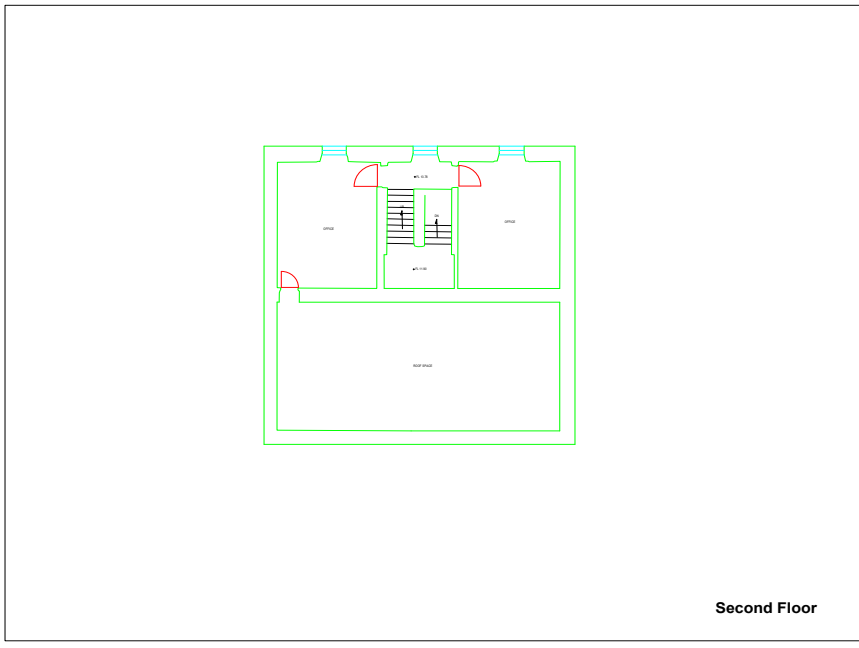
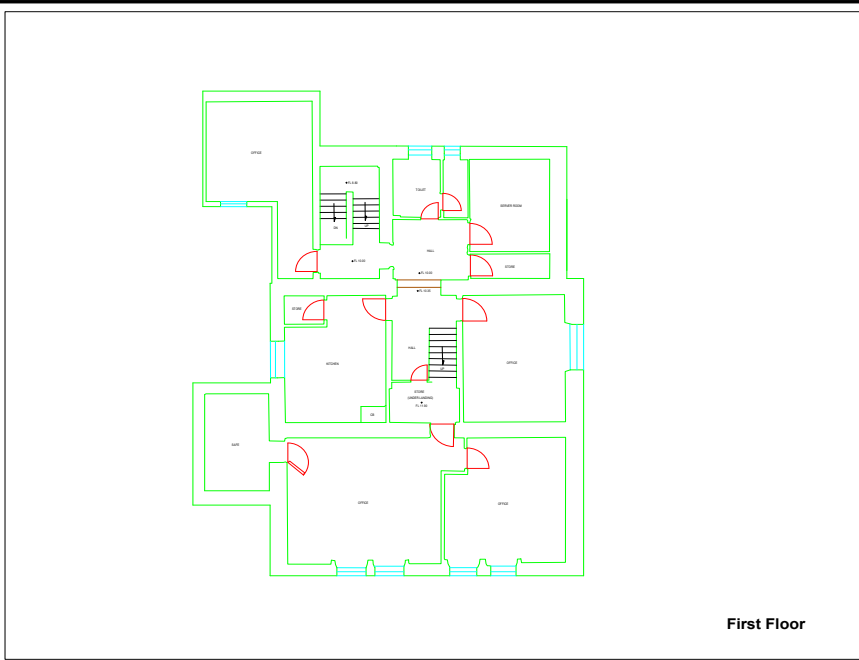
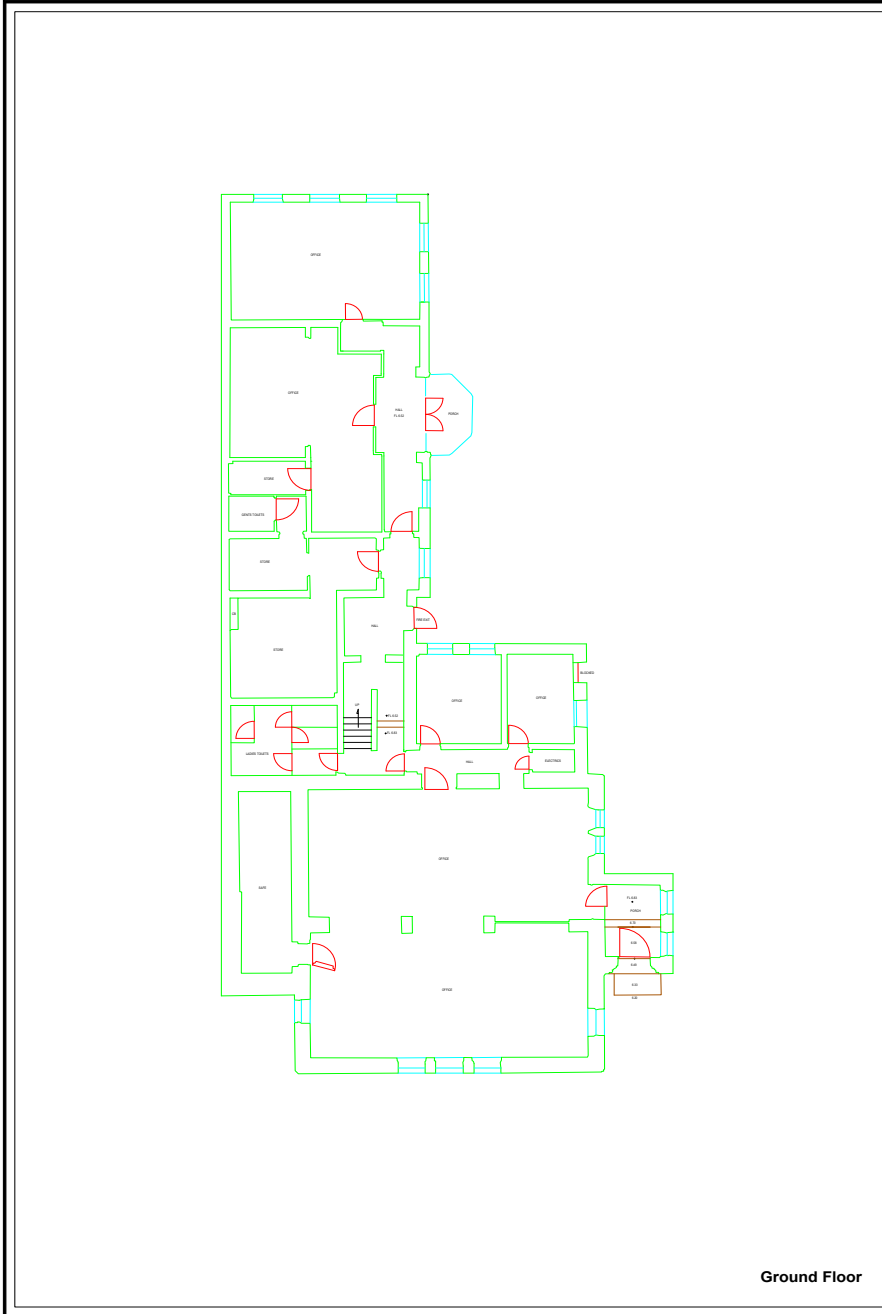
Floor	Sq Ft	Sq M
Ground Floor	3,038	282.25
First Floor	1,699	157.87
Second Floor	1,106	102.74
Total	5,843	542.86

Energy Performance Certificate

The property benefits from an EPC rating of D87. A copy of the certificate can be provided upon the request of the agent.



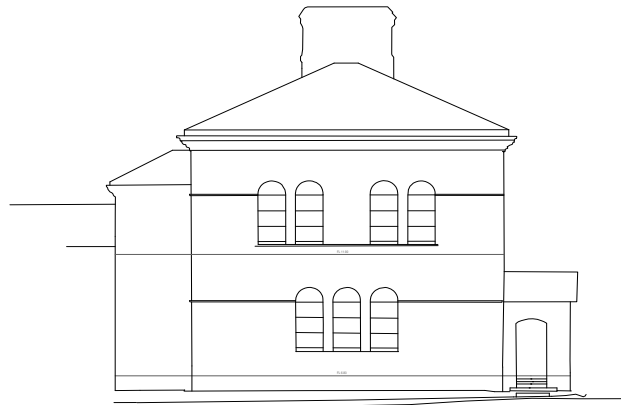
For Identification Purposes Only



For Identification Purposes Only



EAST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION



Lease Details

Term - By negotiation.

Rent - Upon application.

Insurance - Each Tenant will be responsible for reimbursing the Landlord with a fair proportion of the insurance premium.

Repairs - Full repairing and insuring.

Sale Details

Sale Price:- Offers are invited in excess of £395,000 exclusive.

Rates

We have been advised by Land & Property Services of the following;

Net Annual Value:- £35,900

Rate in the £ 22/23:- £0.5223

Rates payable, if applicable:- £18,750.57

VAT

We are advised that VAT will be charged on the above prices/costs outlined above.

Further Information

For further information, please contact:-

**Lambert
Smith
Hampton**

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y ("LSH") for themselves and for the seller or landlord of the property whose agents they are give notice that: (i) These particulars are given and any statement about the property is made without responsibility on the part of LSH or the seller or landlord and do not constitute the whole or any part of an offer or contract. (ii) Any description, dimension, distance or area given or any reference made to condition, working order or availability of services or facilities, fixtures or fittings, any guarantee or warranty or statutory or any other permission, approval or reference to suitability for use or occupation, photograph, plan, drawing, aspect or financial or investment information or tenancy and title details or any other information set out in these particulars or otherwise provided shall not be relied on as statements or representations of fact or at all and any prospective buyer or tenant must satisfy themselves by inspection or otherwise as to the accuracy of all information or suitability of the property. (iii) No employee of LSH has any authority to make or give any representation or warranty arising from these particulars or otherwise or enter into any contract whatsoever in relation to the property in respect of any prospective purchase or letting including in respect of any re-sale potential or value or at all. (iv) Price or rent may be subject to VAT and any prospective buyer or tenant must satisfy themselves concerning the correct VAT position. (v) Except in respect of death or personal injury caused by the negligence of LSH or its employees or agents, LSH will not be liable, whether in negligence or otherwise howsoever, for any loss arising from the use of these particulars or any information provided in respect of the property save to the extent that any statement or information has been made or given fraudulently by LSH. (vi) In the case of new development or refurbishment prospective buyers or tenants should not rely on any artists' impressions or architects' drawings or specification or scope of works or amenities, infrastructure or services or information concerning views, character or appearance and timing concerning availability or occupation and prospective buyers or tenants must take legal advice to ensure that any expectations they may have are provided for direct with the seller or landlord and LSH shall have no liability whatsoever concerning any variation or discrepancy in connection with such matters.