

Unit 6, Jubilee Business Park, Newtownards, BT23 4YJ

FOR SALE

Industrial Investment Opportunity totalling approximately 1,455 sq ft



Summary

- Industrial accommodation totalling approximately 1,455 sq ft.
- Located in Jubilee Business Park, Newtownards' most popular industrial estate.
- The premises is occupied by **Royal Mail Group Limited** paying £7,500 per annum.
- Offers are invited in excess of **£100,000 exclusive**.

Location

The subject property is located on Jubilee Road in Jubilee Industrial Estate, Newtownards' most popular industrial / commercial location. Jubilee Industrial Estate is easily accessible to Belfast, being only c 20 minutes drive, along with North Down and the Ards Peninsula. The property is located just off the Comber Road and is in close proximity to Ards Shopping Centre, Tescos, Rich Sauces, Tilt-A-Door and North Down Motor Factors.

Description

The premises comprises of a mid-terrace industrial unit totalling approximately 1,455 sq ft. It is of steel portal frame construction and is finished to a modern standard to include electric roller shutter door, a mixture of halogen spot and fluorescent strip lighting, translucent roof panelling, overhead heating system, 3 phase power supply, male, female and DDA WC facilities and a communal yard area.

The premises is currently occupied by Royal Mail Group Limited. Credit information is available upon request.

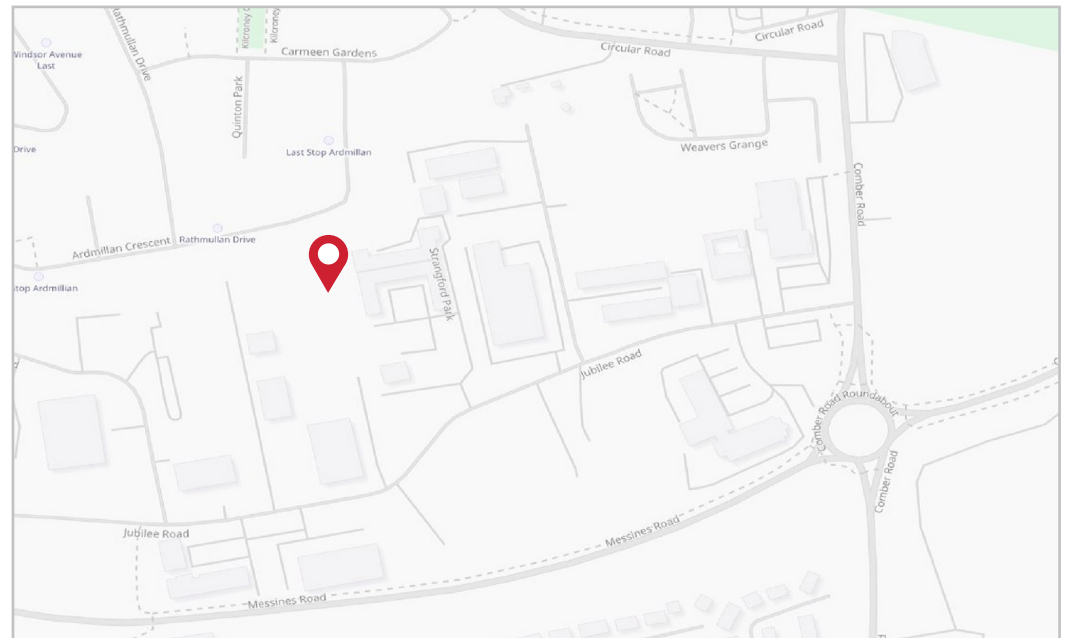
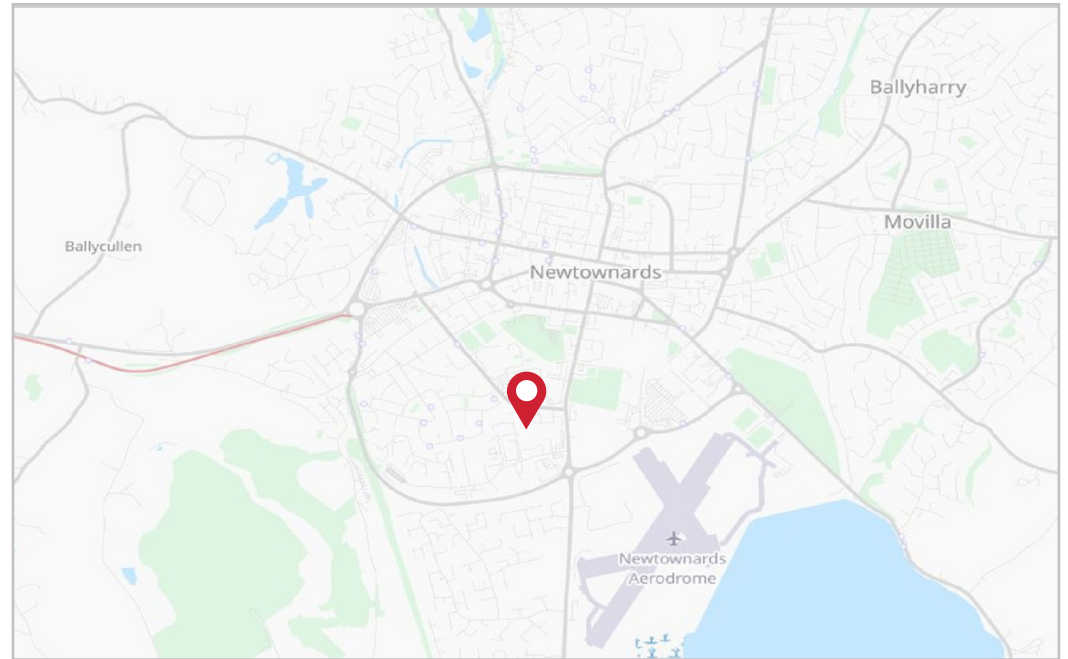
Schedule of Accommodation

Sq Ft	Sq M
1,455	135.20

Tenancy Schedule

Tenant	Start Date	End Date	Current Rent
Royal Mail Group Limited	1st July 2020	30th June 2025	£7,500 pax

NB A copy of the Lease Agreement is available upon request. Please contact the agent for further information.



For Indicative Purposes Only





Tenure

The property is effective freehold.

Energy Performance Certificate

TBC

Rates

We have been advised by Land and Property Services of the following:-

Net Annual Value: £7,400

Rate in £ 23/24: £0.54174

Rates payable: £4,009 pa

Sale Details

Price - Offers are invited in excess of £100,000 (One Hundred Thousand Pounds Sterling) Exclusive.

Value Added Tax

We are advised that the subject premises is VAT registered and therefore VAT will be charged in addition to the prices quoted.



Further Information

For further information, please contact:-

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