

31 FRANCES STREET

NEWTOWNARDS, BT23 7DW

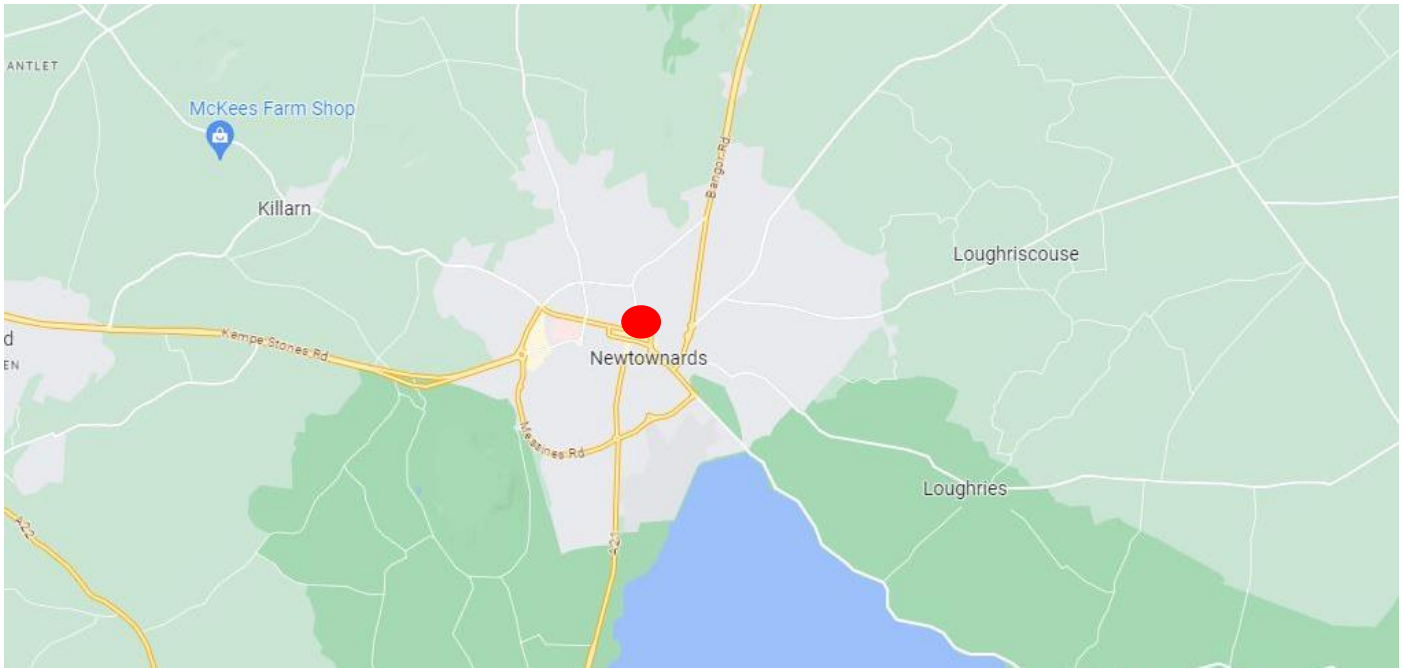


LOCATION / DESCRIPTION

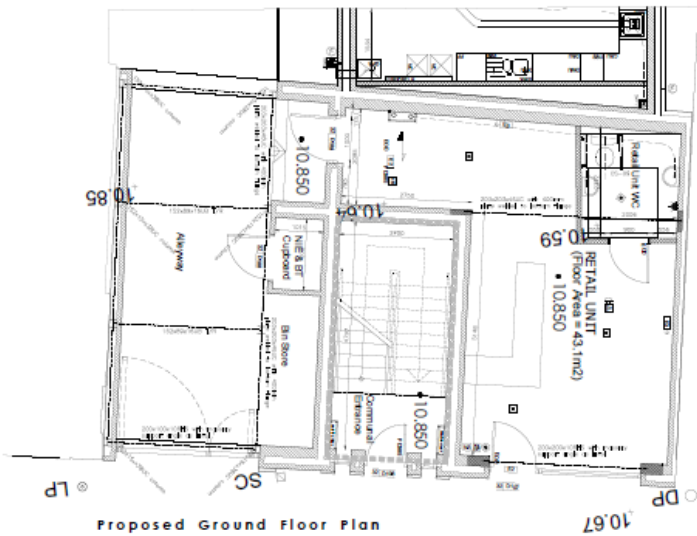
- The subject property is situated in the town centre of Newtownards, 10.4 miles from Belfast and 4.8 miles from Bangor.
- The property benefits from direct frontage onto Frances Street situated in the retail core of the town, with high levels of passing traffic and footfall.
- This ground floor retail unit comprises of approximately 464 sq. ft (43 sq. m) with open A1 consent.
- Occupiers in the immediate area includes Haptik, Euronics, Parks Dental Care and Sheldon Galleries.

ACCOMMODATION

Location	Sq. Ft	Sq. M
31 Frances Street	464	43



PROPOSED PLANS



* Floorplans can be provided upon request

SALE DETAILS

SALE PRICE	£100,000 (One Hundred Thousand Pounds)
TITLE	We understand that the property is held under long leasehold title.
VIEWINGS	Strictly by appointment with the selling agents, Savills.
SOLICITORS	TBC
PLANS, AREAS AND SCHEDULES	These are based on the Declaration of Identity and are for reference only. They have been carefully checked and computed by the selling agents and the seller's solicitor, and the purchaser(s) shall be deemed to have satisfied themselves as to the description of the property and any error or misstatement shall not annul the sale nor entitle either party to compensation in respect thereof.
FINANCIAL GUARANTEE	All offers (regardless of the country of residence of the offering party) must be accompanied by a guarantee or suitable form of reference from a bank, which gives the sellers satisfaction that the purchaser has access to the funds required to complete the purchase at the offered price.
ACCOUNTS AND TUPE	The property is being sold with the benefit of vacant possession.
GENERALLY	Should there be any discrepancy between these particulars, the General Remarks and Information, Stipulations and the Contract of Sale, the latter shall prevail.
VAT	The building is opted for tax.

Contact

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Important Notice

Savills, their clients and any joint agents give notice that:

- They are not authorised to make or give any representation or warranties in relation to the property either here or elsewhere, either on their own behalf or on the behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
- Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Brochure prepared May 2023