



**COMMERCIAL LICENSED  
PREMISE, 1-3 COURT SQUARE,**

**OFFERS AROUND £295,000**



This modern property is located in the centre of Newtownards, just off High Street at the junction of Court Square and Castle Street.

It is a two storey property on a prominent corner position, in an area of the town currently undergoing regeneration and there are lovely views of the Memorial Garden which is to the front of the premises.

Internally, it is bright and modern with the opportunity for circa 100 covers on each level. There is a fully fitted kitchen on the ground floor and multiple storage rooms.

The first floor benefits from its own entrance and therefore could also be used as a nightclub.

The property is fully fitted with bars on both levels, wc's and seating areas.

Newtownards is a busy market town and is currently enjoying an influx of new homes to the area, increasing footfall around the town during the day and in the evening. With a number of new businesses and restaurants opening, 1-3 Court square presents someone with a great opportunity for an exciting business venture and early viewing is highly recommended.

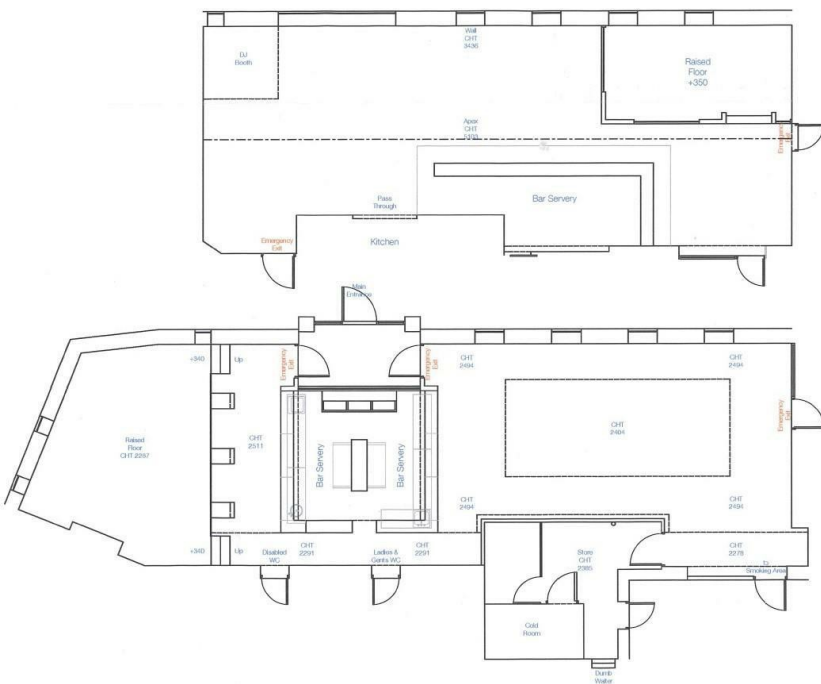
Commercial EPC rating is 43



## Key Features

- Two Storey Building With First Floor Benefitting From Separate Entrance
- Internal Inspection Highly recommended
- Range Of Fixtures And Fittings Included In Sale
- Bar, Seating Areas And WC's On Both Floors
- Great Location Within Newtownards Town Centre
- Licensed Premises On A Prominent Corner Position Just Off High Street





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>Northern Ireland</b>		EU Directive 2002/91/EC	

Questions you may have. **Which mortgage would suit me best?**

**How much deposit will I need? What are my monthly repayments going to be?**

To answer these and other mortgage related questions contact our mortgage advisor on 028 91811444.

Your home may be repossessed if you do not keep up repayments on your mortgage.

**We DO NOT charge for initial mortgage consultations. We may charge a fee on completion depending on circumstances. Our typical fee is £250, however, please confirm with Mortgage Consultant at time of appointment.**

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

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