

ULSTER PROPERTY SALES

UPS

NEWTOWNARDS BRANCH

46 High Street, Newtownards, County
Down, BT23 7HZ

028 91811444

newtownards@ulsterpropertysales.co.uk

NETWORK STRENGTH - LOCAL KNOWLEDGE

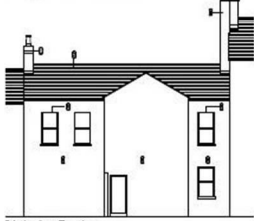


**14-16 BRIDGE STREET,
DONAGHADEE, BT21 0AD**

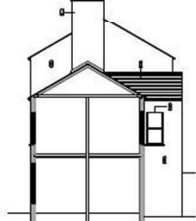
OFFERS AROUND £130,000



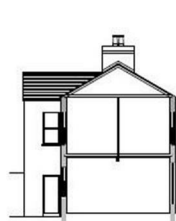
Existing In-Context Front Elevation



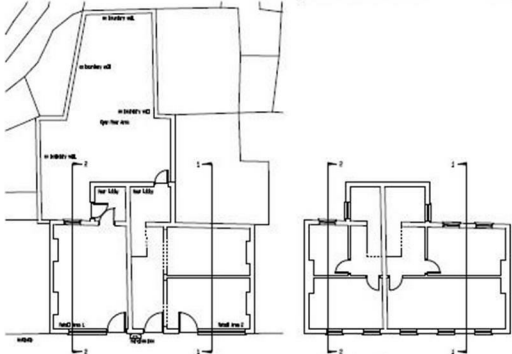
Existing Rear Elevation



Existing Section 1-1 & 1st Floor Elevation



Existing Section 2-2 & 1st Floor Elevation



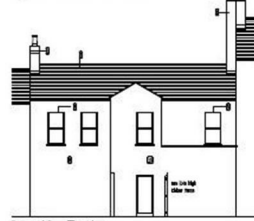
Existing Ground Floor & Site Plan

Existing First Floor Plan

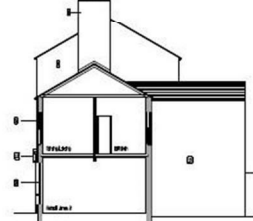
- EXISTING LEGEND**
- 1 Existing external door
 - 2 Existing window
 - 3 Existing chimney
 - 4 Existing gable end wall
 - 5 Existing roof structure
 - 6 Existing roof pitch
 - 7 Existing roof slope
 - 8 Existing roof level
 - 9 Existing roof height
 - 10 Existing roof depth
 - 11 Existing roof width
 - 12 Existing roof area
 - 13 Existing roof volume



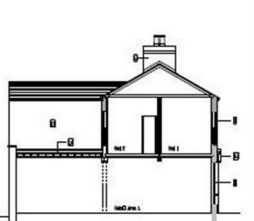
Proposed In-Context Front Elevation



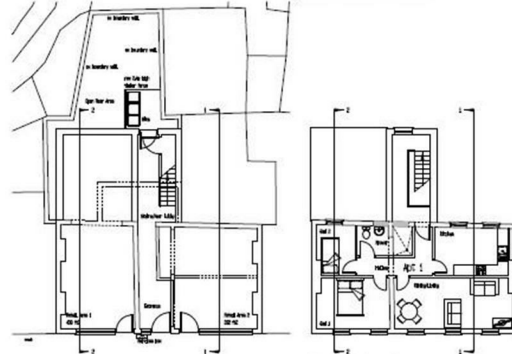
Proposed Rear Elevation



Proposed Section 1-1 & 1st Floor Elevation



Proposed Section 2-2 & 1st Floor Elevation



Proposed Ground Floor & Site Plan

Proposed First Floor Plan

- PROPOSED LEGEND**
- 1 Existing external door to be retained
 - 2 Existing window to be retained
 - 3 Existing chimney to be retained
 - 4 Existing gable end wall to be retained
 - 5 Existing roof structure to be retained
 - 6 Existing roof pitch to be retained
 - 7 Existing roof slope to be retained
 - 8 Existing roof level to be retained
 - 9 Existing roof height to be retained
 - 10 Existing roof depth to be retained
 - 11 Existing roof width to be retained
 - 12 Existing roof area to be retained
 - 13 Existing roof volume to be retained
 - 14 Existing external door to be replaced
 - 15 Existing window to be replaced
 - 16 Existing chimney to be replaced
 - 17 Existing gable end wall to be replaced
 - 18 Existing roof structure to be replaced
 - 19 Existing roof pitch to be replaced
 - 20 Existing roof slope to be replaced
 - 21 Existing roof level to be replaced
 - 22 Existing roof height to be replaced
 - 23 Existing roof depth to be replaced
 - 24 Existing roof width to be replaced
 - 25 Existing roof area to be replaced
 - 26 Existing roof volume to be replaced

Option C

Located just off the seafront in Donaghadee, this building represents a great opportunity for redevelopment in the increasingly popular seaside town. With a variety of options (subject to planning) this building will appeal to investors, local businesses and builders and we recommend viewing at your earliest opportunity.

Option A

Option A shows what you can do without extensions within the curtilage of the property to achieve 2No Ground Floor Retail Units of 247 ft² and 292 ft² respectively and a single 1st Floor 2Bed Apartment.

Option B

Option B shows what you can do with extending upwards within the footprint of the property to achieve 2No Ground Floor Retail Units of 247 ft² and 292 ft² respectively and 2No 2Bed Apartments on the 1st and 2nd Floor.

Option C

Option C shows what you can do by extending on the Ground Floor only of the property to achieve 2No Ground Floor Retail Units of 439 ft² and 292 ft² respectively and a single 1st Floor 2Bed Apartment.

Option D

Option D shows what you can do with extending upwards and on the Ground Floor of the property to achieve 2No Ground Floor Retail Units of 439 ft² and 292 ft² respectively and 2No 2Bed Apartments on the 1st and 2nd Floor.



Option D

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		30	46
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		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.

ULSTERPROPERTYSALES.CO.UK

ANDERSONSTOWN
028 9060 5200

BALLYHACKAMORE
028 9047 1515

BALLYMENA
028 2565 7700

BALLYNAHINCH
028 9756 1155

BANGOR
028 9127 1185

CARRICKFERGUS
028 9336 5986

CAUSEWAY COAST
0800 644 4432

CAVEHILL
028 9072 9270

DOWNPATRICK
028 4461 4101

FORESTSIDE
028 9064 1264

GLENGORMLEY
028 9083 3295

MALONE
028 9066 1929

NEWTOWNARDS
028 9181 1444

RENTAL DIVISION
028 9047 1515

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