



Instinctive
Excellence
in Property.

For Sale

Substantial Period Building
Former Pub & Restaurant with Outdoor Space
6,846 sq ft (636 sq m)

45-47 South Street
Newtownards
BT23 4JT

COMMERCIAL



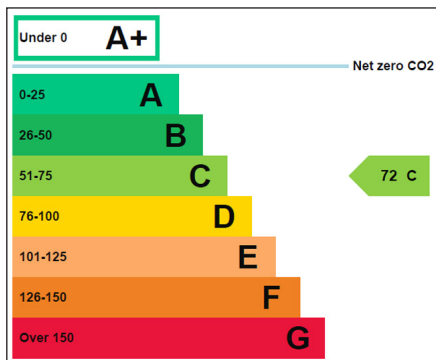
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EPC



Location

The property occupies a prominent corner site on South Street with a substantial return frontage onto Upper Court Street in the centre of Newtownards which is located at the northern tip of Strangford Lough and approximately 16 kms (10 miles) east of Belfast.

Description

The premises comprises an extensive two storey end terrace building which previously provided a public bar and restaurant with beer garden on the ground floor. The first floor provided a lounge and function room areas. Internally the ground floor is finished to a good standard throughout with the restaurant located to the front accessed off South Street. To the rear ground floor the former public bar has its own self contained access off Upper Court Street. The first floor is accessed off the South Street entrance via a timber stairwell. The first floor provides an open plan lounge and function facility finished to a good standard.

Accommodation

The property has been measured in accordance with the RICS code of Measuring Practice, Sixth Edition. All areas being approximate:

| Description | Sq Ft | Sq M |
|-------------------|--------------|------------|
| Ground floor | 3,875 | 360 |
| First floor | 2,971 | 276 |
| Total Area | 6,846 | 636 |

| Description | Acres | Hectares |
|-------------|-------|----------|
| Site Area | 0.21 | 0.085 |

Rates

Rates to be reassessed. Potential purchasers are advised to contact LPS for further information.

VAT

All prices, rentals and outgoings are quoted exclusive of VAT.

Anti-Money Laundering

In accordance with the current Anti-Money Laundering (AML) Regulations, the purchaser/lessee will be required to satisfy the vendor/lessor and their agents regarding the source of the funds used to complete the transaction.

Potential Uses

- Outstanding indoor/outdoor events space
- Beautiful wedding venue with Scrabo Tower views
- Boutique Hotel
- Brewery or distillery
- Nursery or day care facility
- Super salon – hair, beauty, tattoo's and treatments
- Mini indoor mall for artisan pop up shops, coffee, clothes, crafts, gifts, records, T-shirts etc



Development/Refurbishment Potential

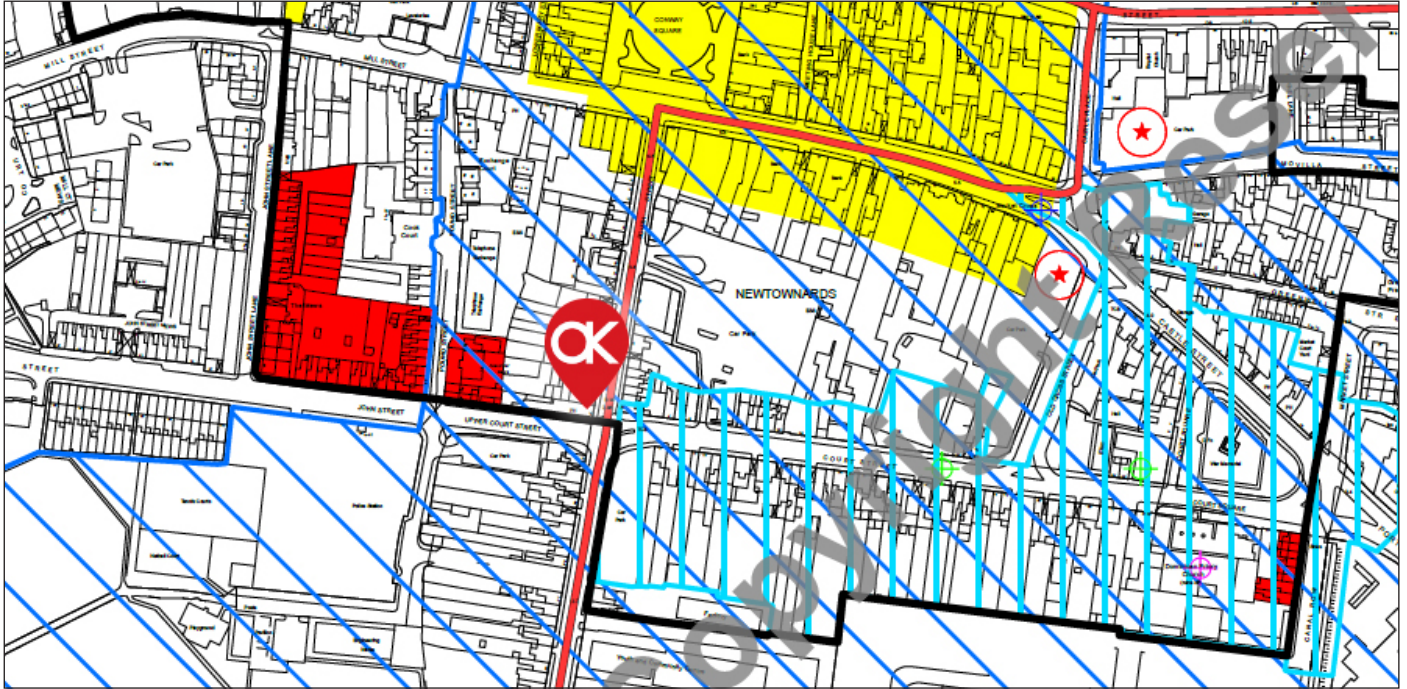
The former public house is still currently fitted as a licensed premises and could re-open as a restaurant subject to a licence. The prominent commercial building would be suitable for a variety of commercial uses subject to planning. In addition the property could be refurbished to provide residential units, again subject to planning.

Planning

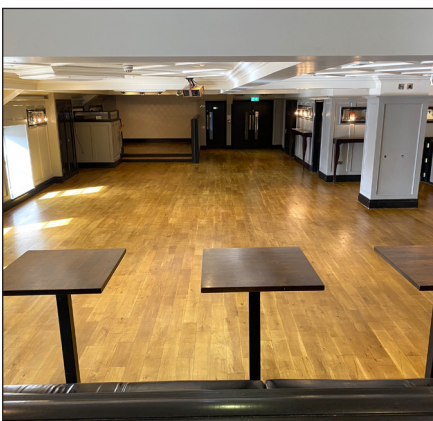
As set out in the Ards & Down Area Plan 2015 the town centre site is not zoned for a particular use however it is within an area of Archaeological Potential.

Guide Price

Offers over £300,000 (three hundred thousand pounds).
The Vendor may consider leasing the property.

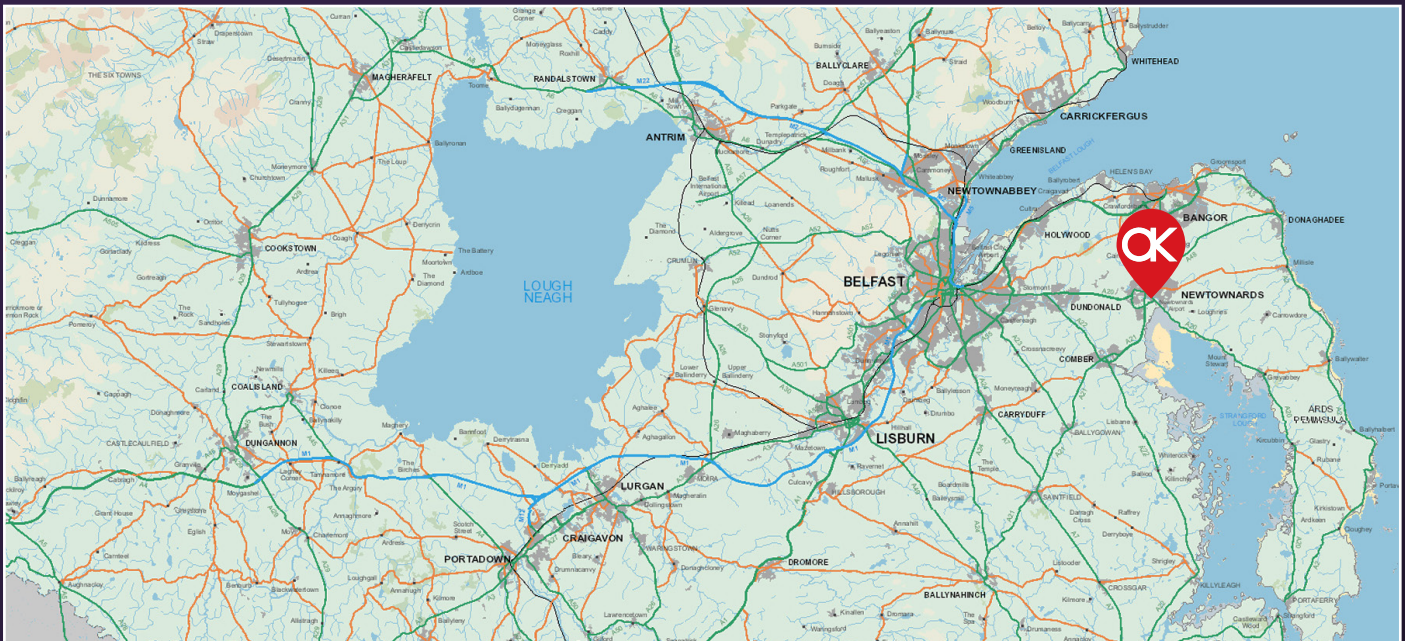


Ards & North Down Area Plan 2015 - Extract





FOR IDENTIFICATION PURPOSES ONLY



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CUSTOMER DUE DILIGENCE

As a business carrying out estate agency work we are required to verify the identity of both the vendor and the purchaser as outlined in the following: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (<http://www.legislation.gov.uk/uk/si/2017/692/made>). Any information and documentation provided by you will be held for a period of five years from when you cease to have a contractual relationship with Osborne King. The information will be held in accordance with General Data Protection Regulation (GDPR) on our client file and will not be passed on to any other party, unless we are required to do so by law and regulation.

MISREPRESENTATION ACT 1967

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