

# FOR SALE

## RETAIL INVESTMENT AND RESIDENTIAL DEVELOPMENT OPPORTUNITY

MOAT HOUSE, 963-969 UPPER NEWTOWNARDS RD, DUNDONALD

Campbell  
Cairns  
Commercial

028 9024 9024



# FOR SALE RETAIL AND RESIDENTIAL INVESTMENT/ DEVELOPMENT OPPORTUNITY

MOAT HOUSE, 963-969 UPPER NEWTOWNARDS RD, DUNDONALD



## LOCATION

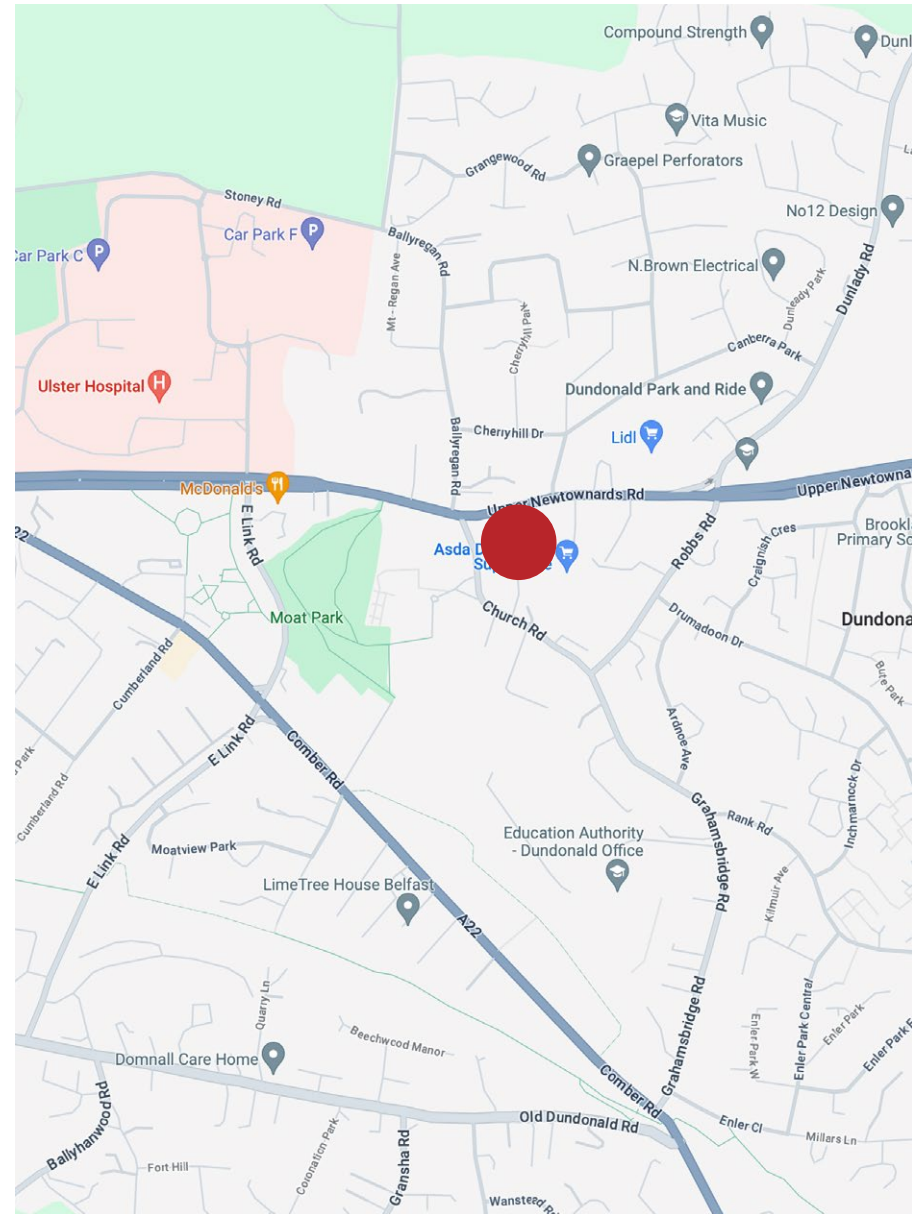
Prominent Location on the main Upper Newtownards Road in the heart of the densely populated Dundonald village, close to the junction with Church Road. The Ulster Hospital, an ASDA Supermarket and a McDonalds Drive Thru are all located nearby. The property is located approximately 6 miles east of Belfast City Centre and 4 miles from Newtownards Town Centre

## DESCRIPTION

Modern 2 Storey building with 3no Retail units at ground floor, producing £66,000pa. The 4th retail unit and the first floor, are in shell condition but benefit from planning permission for 2 no 1 bed apartments at ground floor and 5 no 2 bed apartments at first floor. (Ref: Y/2015/0008/F, LA05/2020/0020/NMC, LA05/2020/0753/F). Conversion works on the first floor have commenced, with stud walls erected outlining the 5 apartments.



Not To Scale. For indicative purposes only.



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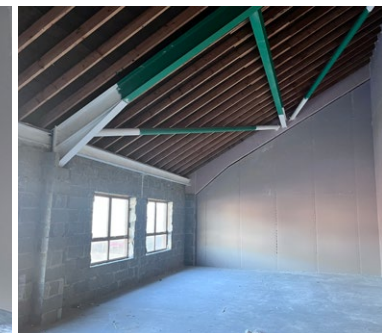
## ACCOMMODATION

The following approximate areas have been calculated:

Description	Sq Ft	Sq M
Ground Floor		
Retail Unit 1 (Medicare)	2,078 sq ft	193.05 sq m
Retail Unit 2 (G & S Hair)	883 sq ft	82.04 sq m
Retail Unit 3 (Bupa Dental Care)	1,621 sq ft	150.5 sq m
Apartment 7 (Studio)	440 sq ft	40.87 sq m
Apartment 6 (Studio)	398 sq ft	36.97 sq m
First Floor		
Apartment 5	889 sq ft	82.58 sq m
Apartment 4	821 sq ft	76.27 sq m
Apartment 3	845 sq ft	78.50 sq m
Apartment 2	890 sq ft	83.80 sq m
Apartment 1	806 sq ft	74.88 sq m

## TENANCY SCHEDULE

Unit	Tenant	Trading as	Term	Lease Start	Lease End	Rent
1	A & FA Dundee	Medicare	25 years	30/4/2007	29/04/2032	£38,000 pa
2	Patton & Collins	G&S Hair	3 years	1/10/2022	30/09/2025	£8,000 pa
3	Oasis Dental Care Ltd	Bupa Dental Care	15 years	06/09/2010	05/09/2025	£20,000 pa
<b>Total</b>						<b>£66,000 pa</b>



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## NAV

We have been advised by Land & Property Services of the below :

Description	NAV
Unit 1	£21,100
Unit 2	£9,600
Unit 3	£18,000

Rate Poundage 2023/2024 £0.526146

## EPC's

No 963:	106E/56C
No 963A:	66C
No 965:	78D
No 967:	65C

## SALES DETAILS

Offers over £985,000

## TITLE

Freehold or long leasehold subject to a nominal ground rent.

## VAT

Prices, outgoing and rent do not include VAT which may be chargeable.

## VIEWING

Strictly by appointment through Campbell Cairns (Tel: 028 9024 9024).



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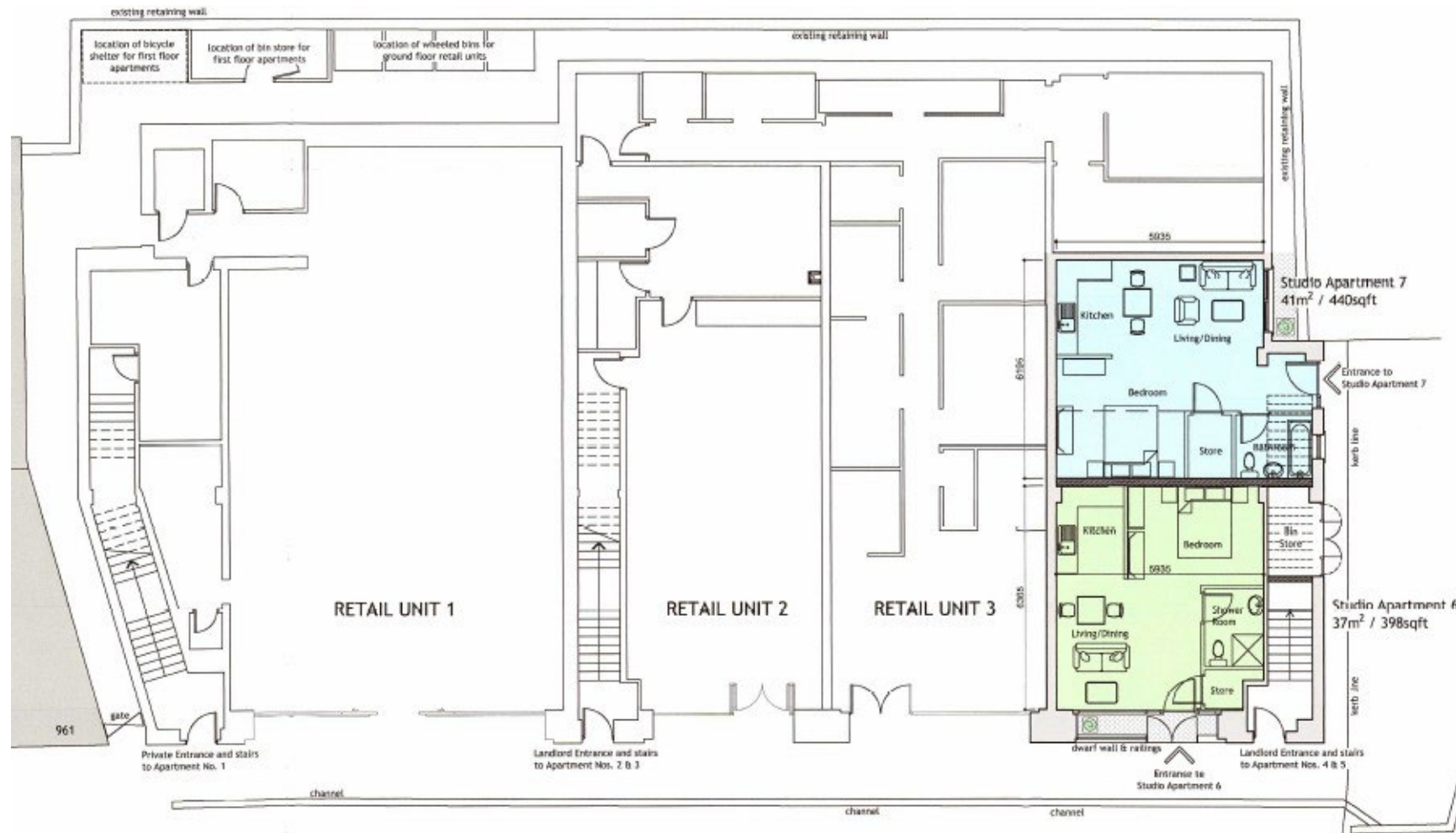
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## GROUND FLOOR PLANS

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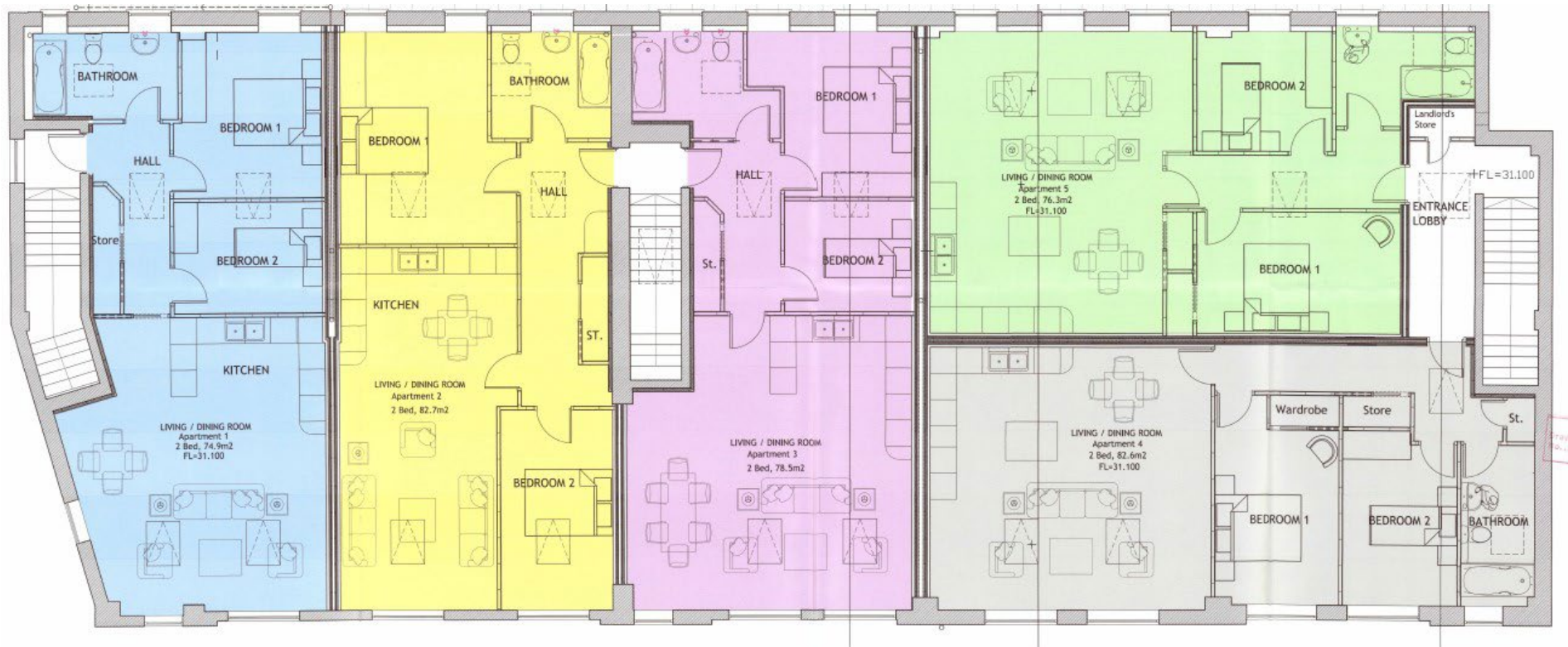
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## FIRST FLOOR PLANS

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For viewing appointments please contact:

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**Emily Law**  
07703 809256  
emily@campbellcairns.com

**Campbell Cairns**  
Scottish Provident Building, 7 Donegal Square West, Belfast, BT1 6JH  
028 9024 9024  
info@campbellcairns.com

[campbellcairns.com](http://campbellcairns.com)

## EPC



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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/uksi/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 Campbell Cairns. 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.