

For Sale / To Let – Substantial Commercial Property

Ideal For Restaurant / Day Care Nursery / Res. Development

8-10 Castle Street, Newtownards, BT23 7PA



Former Huntsman Bar offering spacious accommodation over 2 floors



Located on the fringe of Newtownards town centre close to High Street



Suitable for Day Care Nursery, Restaurant or professional use subject to planning



Close to public car parks and with on street parking at the front door

Location

The property is situated on the one-way system from the top of High Street towards the Portaferry Road in a mixed-use commercial area close to the town centre. It is flanked by Purple Onion takeaway and Ladbrokes Bookmakers.

Description

The building offers extensive accommodation fitted out as a Public House with Main Bar areas, Kitchen and Stores to ground floor and generous Function Room (with large exterior balcony) to first floor. To the rear is an extensive walled Courtyard area laid in flagstones with access from the rear for limited car parking.

This is a property ideal for an owner-occupier or imaginative tenant wishing to put their own stamp on it and is priced accordingly.

Accommodation

The following approximate areas apply -

Description	Sq. M	Sq. Ft
Main Bar	62.7	675
Side Bar	79.4	854
Stores	13.1	141
Kitchen	16.5	178
Keg Store	35.0	386
Separate Shop	41.3	444
First Floor Function Room	226.7	2,439
Total	474.7	5,107

Price

£175,000 (exclusive of VAT).

Rent

£20,000 per annum based on a 5 year lease on a full repair and insuring basis (exclusive of VAT).

NAV

Description	NAV	Rates payable 24/25
Former Public House	£8,200	£4,663
Total	£8,200	£4,663

Rate in the £ for 24/25 - 0.568667

*The building should qualify for small business rates relief, giving a 20% saving for an incoming occupier.

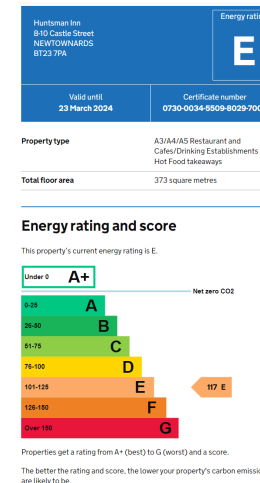
Title

Assumed freehold / long leasehold.

VAT

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

EPC



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Photo Gallery



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