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TO LET

28-32 Main Street, Newcastle BT33 0AD

Former Banking Hall in Prime Town Centre Position extending to c. 6,190 sq ft

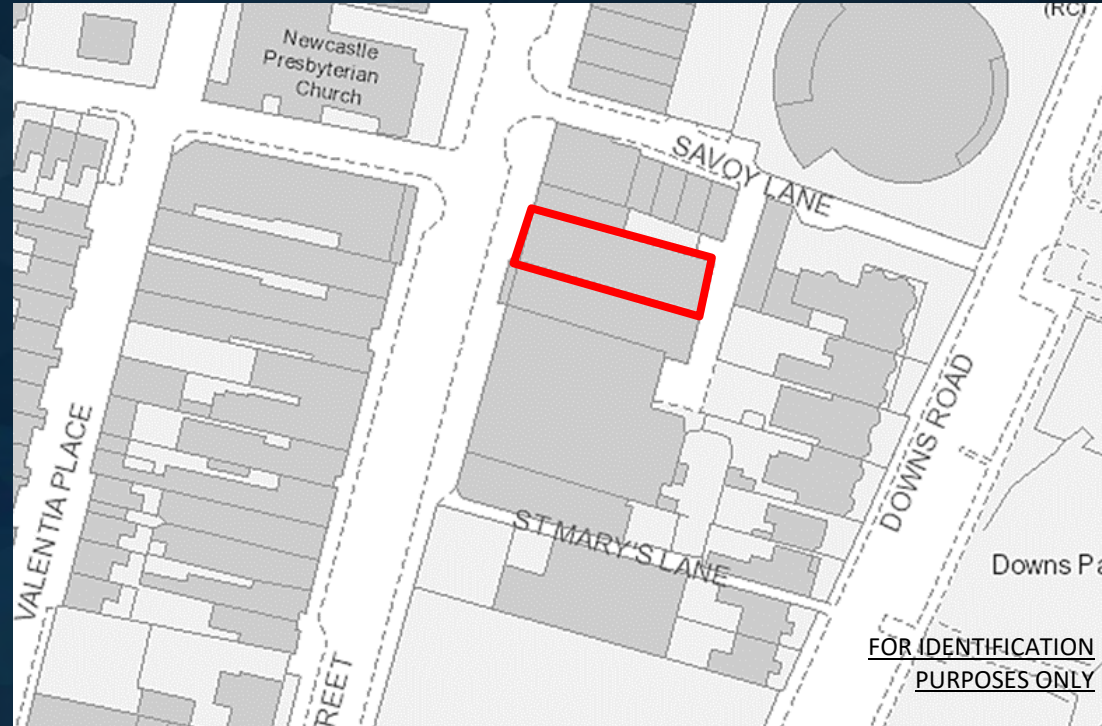
LOCATION

Newcastle is a small seaside resort in County Down located c. 32 miles from Belfast. Newcastle Town centre operates on a mainly one way system with the town focus being on Main Street and The Promenade.

Newcastle is home to the Slieve Donard Hotel and also the Royal County Down Golf Club, Northern Ireland's most exclusive club which is ranked amongst the best in the world and it provides the gateway to the beautiful and ever popular Mourne Mountains.

The town has a strong tourism sector with high numbers of visitors during seasonal periods who benefit from the attractive promenade which runs along the seafront.

The property is located on Main Street within the town centre, in the prime commercial area of the town.



c. 8,000

Population at last Census



Neighbouring occupiers include Wadworths, Regatta, Trespass and The Donard Hotels



c. 5 mins walk to Rail / Bus Station



Easily accessed via A2/ A24 with an abundance of public car parking in close proximity

60 mins drive to Belfast
35 mins drive to Newry

DESCRIPTION

The accommodation comprises the former banking hall, customer area, interview rooms, office and strong room, with first floor providing staff and office accommodation and stores.

The property is well fitted throughout with finishes including carpeted flooring, painted / plastered walls, part suspended ceilings with recessed spot / strip fluorescent lighting and it has both air conditioning and oil fired heating.

The property would be suitable for a wide variety of uses to include retail / office / residential, subject to any necessary planning consents.



ACCOMMODATION

DESCRIPTION	AREA (SQ M)	AREA (SQ FT)
GROUND FLOOR	C. 288 sq m	3,095 sq ft
FIRST FLOOR	C. 288 sq m	3,095 sq ft
TOTAL G.I.A. ACCOMMODATION	C. 576 SQ M	6,190 SQF T

Note: Scaled floor plans are available upon request.

LEASE DETAILS

RENT:

Rent on Application

VAT:

All prices, outgoings etc are exclusive of, but may be subject to VAT.

NAV:

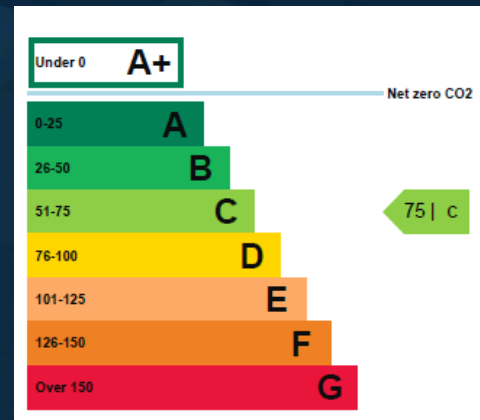
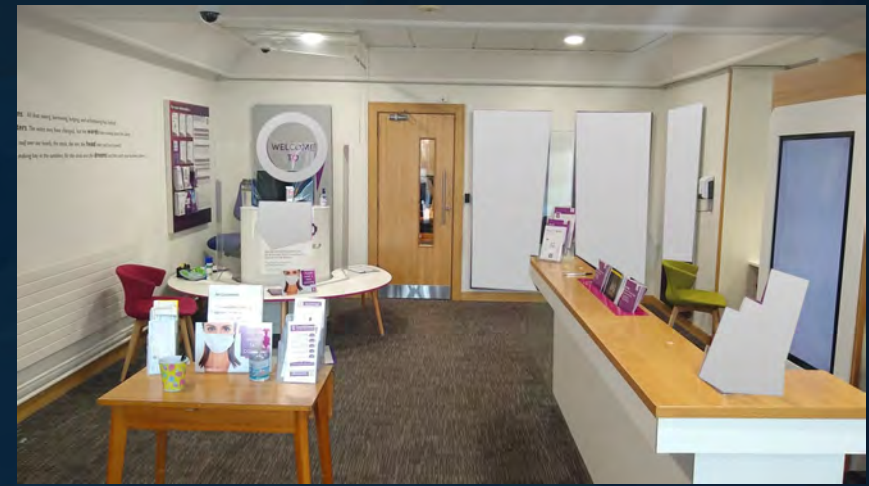
£22,000.00 - Estimated rates payable for £12,140.61

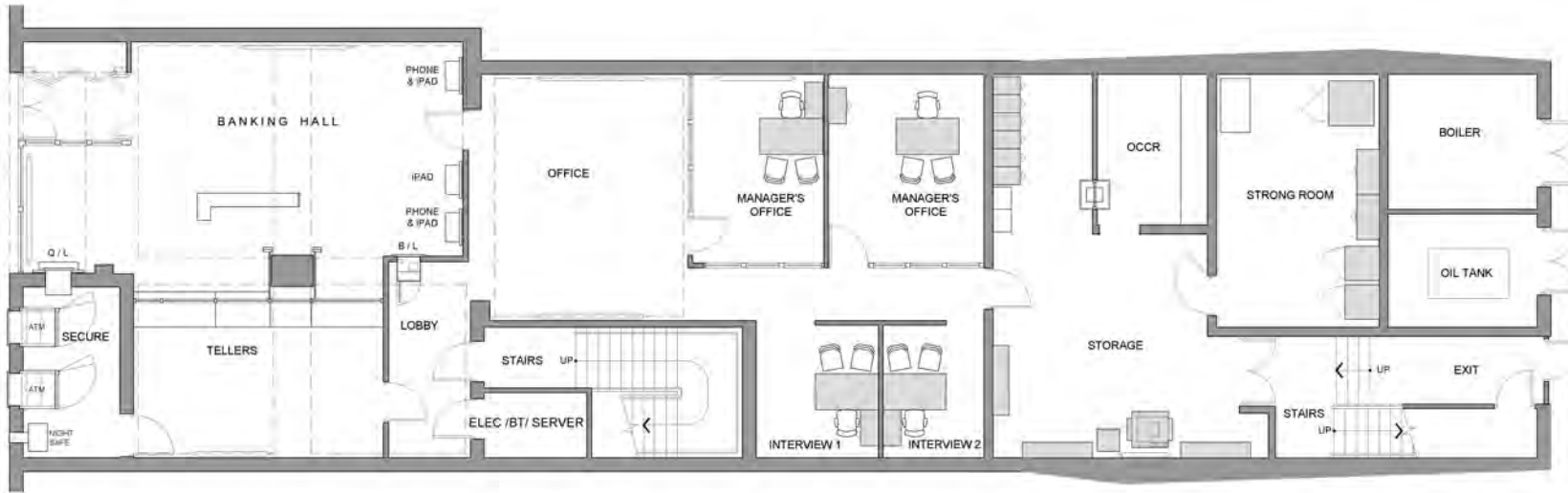
Please note that all prospective tenants should make their own enquiries to confirm the NAV / rates payable.

Customer Due Diligence:

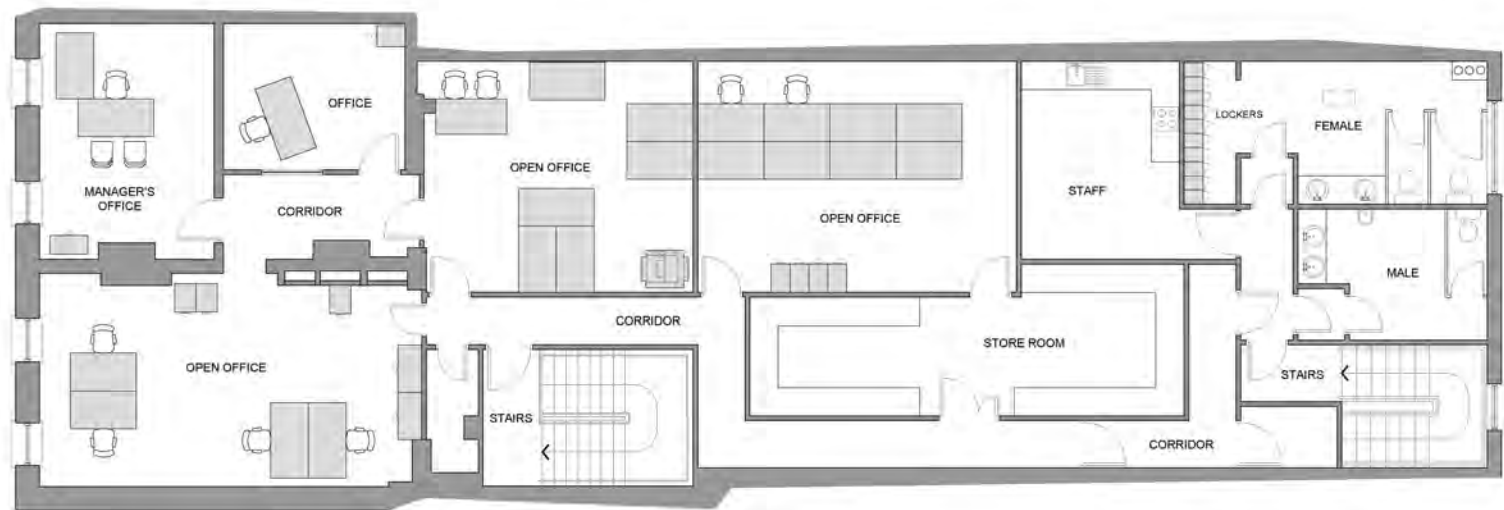
As a business carrying out estate agency work we are required to verify the identity of both the vendor and the purchaser as outlined in the following: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <http://www.legislation.gov.uk/uk/si/2017/692/made>. Any information and documentation provided by you will be held for a period of 5 years from when you cease to have a contractual relationship with OKT. 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.

REF: 9129





Ground Floor Plan



First Floor Plan

FLOOR PLANS



NEWCASTLE
COMMUNITY
CINEMA

CAFE
NERO

HARTS
PHARMACY

WADWORTHS

SUPERDRUG

DV8

SUBJECT PROPERTY

SALTROCK

DOCS
BISTRO

NEIGHBOURING OCCUPIERS

28-32 Main Street, Newcastle BT33 0AD

FURTHER INFORMATION

**OK
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For further information / viewing arrangements please contact:

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**LINDSAY
GRAHAM**
ESTATE AGENTS & CHARTERED SURVEYORS

O'CONNOR KENNEDY TURTLE

Belfast Office: 22 Adelaide Street, Belfast BT2 8GD

Office: 20-22 Stable Lane, Coleraine BT52 1DQ

Northern

OKT for themselves and for the Vendors or Lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute, nor constitute part of, an offer at contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but their accuracy is not guaranteed and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of O'Connor Kennedy Turtle has any authority to make or give any representation or warranty in relation to this property. (iv) OKT have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.