51 Main Street Newcastle Co. Down BT33 0AD



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97a - 101 Main Street Newcastle

fB

BT33 0AE

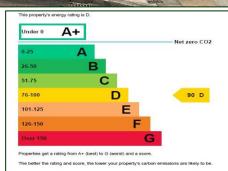
FOR SALE

Investment Property (Businesses Unaffected)

Situated in one of the prime trading locations of the town, this investment property comprises two ground floor shop units and first floor offices which are all let.



- Viewing: By appointment only.
- Further lease details available from Agent.
- Offers Over £300,000



THE PROPERTY COMPRISES:

Unit 1: 101 Main Street, Newcastle

Tenant: Pretty Woman

Shop & Store, approx. 1180 sq. ft. plus WC

Rent: £9000 Per Annum Lease: 10 years from 2023

Unit 2: 99 Main Street, Newcastle

Tenant: Precious Rocs Jewellers

Shop & Store approx. 465 sq. ft. plus WC & Kitchen

Rent: £8100 Per Annum Lease: 10 years from 2023

First Floor: 97a Main Street, Newcastle

Tenant: Addicted 2 Ink Tattoo Studio Offices - 3 Rooms, kitchenette, WC

Rent: £7200 Per Annum Lease: 1 year from May 2023

Second Floor: Not Let

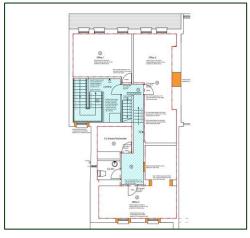
3 Rooms, WC.

Viewings: By appointment with the Agent.

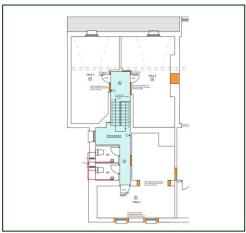
Ground Floor:

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First Floor:



Second Floor:



NB. These plans may differ from current layout – for illustration purposes only.





These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and any intending purchasers must satisfy himself by inspection or otherwise as to the correctness of the statements in these particulars. The vendor does not make or give, and neither James Wilson & Son, nor any person in their employment, has any authority to make or give any representation or warranty whatever in relation to this property. No appliances or equipment have been tested. Purchasers should satisfy themselves with regard to such items.