



Not To Scale. For indicative purposes only.

For Sale
Site with Planning Permission for Café
2E Portaferry Road, Newtownards, BT23 8NN


**FRAZER
KIDD**

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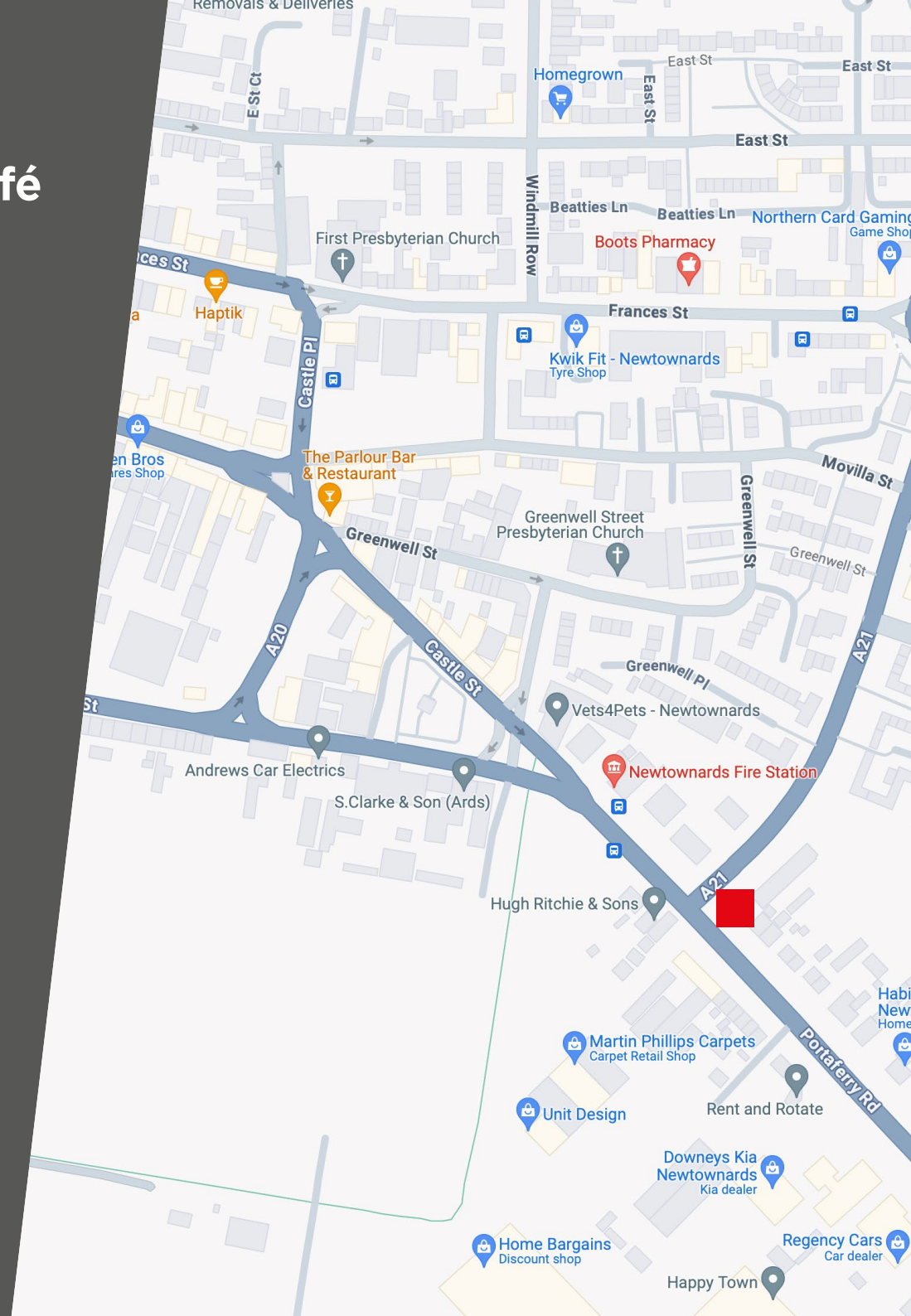
Summary

- Situated on the busy Portaferry Road, occupying a prominent and highly visible corner location.
- Full planning permission for construction of a café with parking and access arrangements.
- The site extends to approximately 0.28 acres and benefits from extensive road frontage.
- Nearby occupiers include Vets4Pets, Edwin Long Car Sales & Martin Phillips Carpets.

Location

Newtownards is a popular commuter town located approx. 10 miles east of Belfast with a population of c.28,000 persons and a catchment of c.160,000 persons. The town benefits from excellent road networks with the main A20 road connecting Newtownards with Belfast and the wider province, as well as the A21 and new A20 (Link Road) connecting the town with Bangor and the Ards Peninsula.

The property occupies a prominent corner site situated fronting onto the Portaferry Road and Georges Street, surrounded by a mix of industrial and residential properties, within close proximity of Newtownards High Street and main arterial routes, which provide ease of access to Bangor, Comber and Belfast.



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Description

The subject comprises an excellent development opportunity with full planning permission for the demolition of the existing on-site retail units and construction of a café and associated parking and access.

The site occupies a prominent and highly visible corner location with extensive road frontage, extending to approximately 0.28 acres. The existing building structure on-site is derelict and not suitable for viewing purposes.

Planning

Planning permission has been granted for the following application: -

Address: Lands at 2E Portaferry Road, Newtownards, BT23 8NN

Description of Proposal: Demolition of retail units for construction of 1No. Café, parking/access arrangements.

Planning Ref: LA06/2022/0711/F.

Status: Permission Granted 23rd June 2023.



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Rates

We note the following rating information listed on the LPS website in respect of the property: -

NAV: £16,100.

Non-Domestic Rate in £ Ards & North Down (23/24): 0.54174.

Rates Payable: £8,722.01 per annum.

*Due to the buildings current condition, the property may qualify from rates exemption. Landlord will receive 50% vacant rates relief. We recommend that you contact Land & Property Services to verify these figures (Tel: 0300 200 7801).

Title

Assumed freehold/long leasehold.

Price

Inviting offers in the region of £170,000.

VAT

All figures quoted are exclusive of VAT, which may be payable.

Viewing

Strictly by appointment with the sole selling agents:

Frazer Kidd

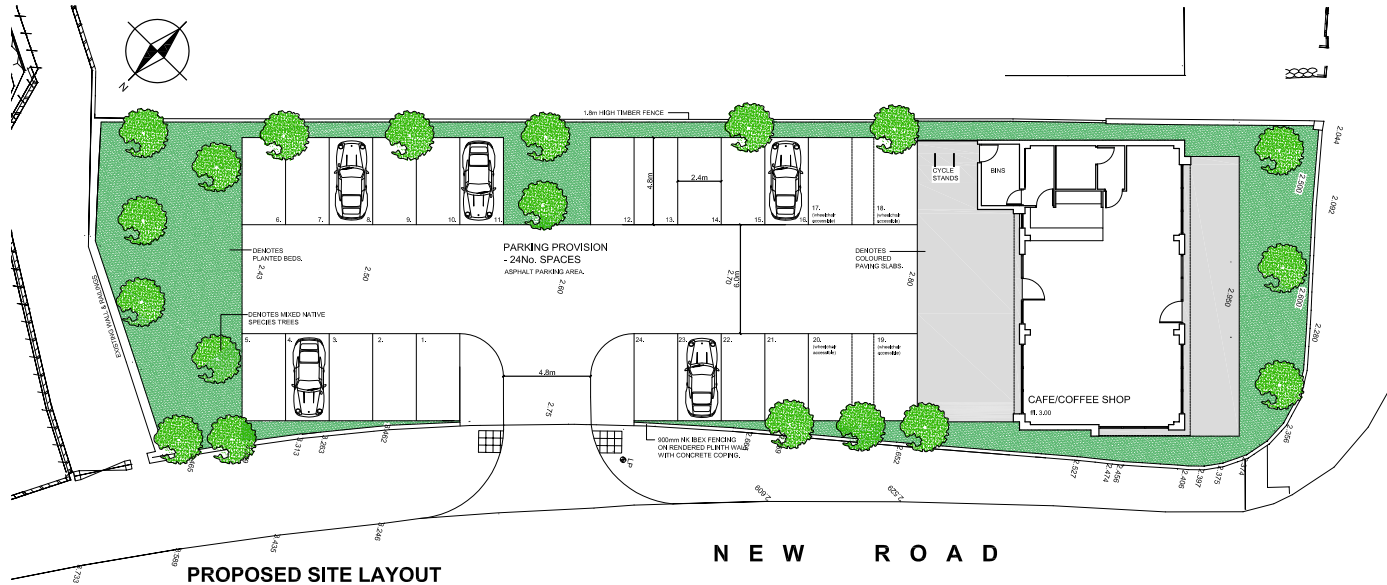
028 9023 3111

mail@frazerkidd.co.uk

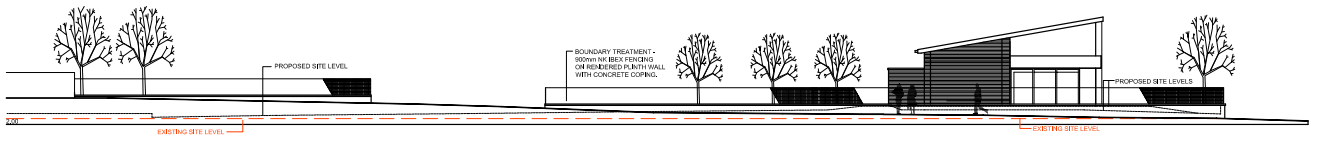


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PROPOSED SITE LAYOUT
TO BE READ IN CONJUNCTION WITH
CIVIL ENGINEER'S DRAWING.



PROPOSED NEW ROAD STREET ELEVATION

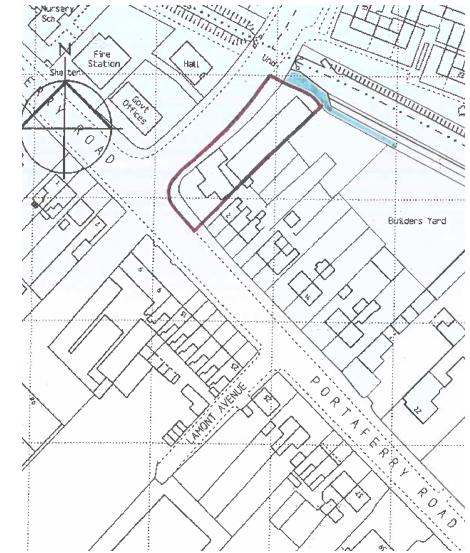


PROPOSED PORTAFERRY ROAD ELEVATION

Site Elevations

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PORTAFERRY ROAD



Site Location



Site Layout and Access Arrangement



FRAZER KIDD

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