



26 MAIN STREET, KIRCUBBIN, BT22 2SP

COMMERCIAL PROPERTY LOCATED IN THE HEART OF KIRCUBBIN





LOCATION

Kircubbin is a village and townland in County Down, Northern Ireland. It is located along the Ards Peninsula and is on the easternmost settlement on the island of Ireland. As of the 2011 census it had a population of 1,153 people.

Kircubbin is a small coastal village located on the eastern shore of Strangford Lough, along the A20 road which runs from Belfast to Portaferry. The village is around 8 miles north of Portaferry and 11 miles south of Newtownards.

The subject property is located on Main Street which acts as the main retail location within the village. The property is situated at the northern end of Main Street adjacent to Wok Time Chinese Takeaway. The village comprises of a range of uses including a variety retail, churches, a primary school, community centre and chemist.

The surrounding occupiers consist of Wok Time (Chinese Takeaway), Jeannies (Fast Food Restaurant), Smoking Goat (Restaurant), Arthurs (Butchers) and The Village Inn (Public House).

DESCRIPTION

The property comprises a two-storey mid terrace commercial property which was formerly occupied by Makin Scents.

The property offers retail / office accommodation over ground and first floor.

ACCOMODATION

Ground Floor	Kitchen + Store	15.71	169.15
	Office 1	15.51	166.91
First Floor	Office 2	13.47	145.00
	Office 3	9.48	99.84
	Net Internal Area	About 53.97 sq m	About 580.89 sq ft



GENERAL REMARKS

Viewings

Viewings strictly by appointment and to be arranged with the sole agent.

VAT

All prices, outgoings and rentals are exclusive of, but may be liable to Value Added Tax.

Sale Price

Asking Price: £50,000 (Fifty Thousand Pounds Sterling).

Offers

Offers are to be submitted to the selling agents, Alex Pelan (alex.pelan@savills.ie).

Financial Guarantee

All offers (regardless of the country of residence of the offering party) must be accompanied by a guarantee or suitable form of reference from a bank, which gives the sellers satisfaction that the purchaser has access to the funds required to complete the purchase at the offered price.

Solicitors

Wilson Nesbit, 36 Alfred Street, Belfast, BT2 8EP

Plans, Areas and Schedules

These are based on the Ordnance Survey and are for reference only. They have been carefully checked and computed by the selling agents and the seller's solicitor, and the purchaser shall be deemed to have satisfied himself as to the description of the property and any error or misstatement shall not annul the sale nor entitle either party to compensation in respect thereof.

Generally

Should there be any discrepancy between these particulars, the General Remarks and Information, Stipulations and the Contract of Sale, the latter shall prevail.

Rates

We have been advised by the Land and Property Services website that the NAV for 26 Main Street, Kircubbin, BT22 2SP is £2,250.00. The rate in the £ for 2023-2024 in Ards and North Down is £0.54174.

Based on the above information the rates payable are £1,218.92.

EPC

E102



Boundary for indicative purposes only.

**FOR FURTHER
INFORMATION OR TO
ARRANGE A VIEWING,
PLEASE CONTACT:**

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Important Notice

Savills, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
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 3. 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. <https://www.legislation.gov.uk/uksi/2017/692/contents>
- Brochure prepared February 2024

