

ULSTER PROPERTY SALES

**UPS**

**NEWTOWNARDS BRANCH**

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Down, BT23 7HZ

028 91811444

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**89B MILL STREET,  
NEWTOWNARDS, BT23 4LW**

**OFFERS AROUND £129,500**





Previously rented at £950 per month, this property offered an excellent return of nearly 9% yield.

The property also offers development potential, subject to necessary approvals. A planning application has been submitted for four apartments.

LA06/2022/0327/F - Demolition of existing building and associated yard walls. Erection of 4no. apartments comprising two 1.5 storey blocks, with associated parking and landscaping.



## Key Features

- Detached Commercial Garage/Workshop Close To Newtownards Town Centre
- Development Potential With An Application Submitted For Four Apartments
- Previously Rented for £950 Per Month With A Return Of Nearly 9% Yield
- Enclosed Yard With Roller Door And Space For A Number Of Vehicles
- Storage Room And Office/Kitchen Space
- Ideal Premises For Anyone In The Car Industry



## Accommodation Comprises:

### Garage/Workshop

24'10" x 32'2"

Tiled floor, space for work benches, roller door, space for a number of vehicles.

### Office/Kitchen

11'6" x 9'9"

### Storage Room

7'7" x 9'1"

Space for storage and shelving.

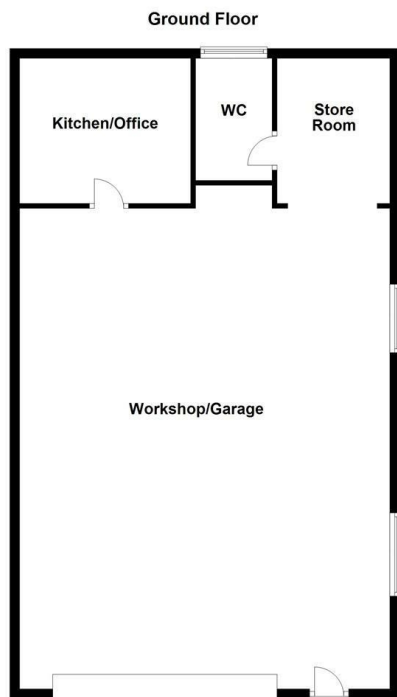
### W/C

Plumbed for wash hand basin, low flush w/c and tiled floor.

### Enclosed Yard

Roller door, space for three or four vehicles.





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		59	59
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>Northern Ireland</b>		EU Directive 2002/91/EC	

Questions you may have. **Which mortgage would suit me best?**

**How much deposit will I need? What are my monthly repayments going to be?**

To answer these and other mortgage related questions contact our mortgage advisor on 028 91811444.

Your home may be repossessed if you do not keep up repayments on your mortgage.

**We DO NOT charge for initial mortgage consultations. We may charge a fee on completion depending on circumstances. Our typical fee is £250, however, please confirm with Mortgage Consultant at time of appointment.**

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

ULSTERPROPERTYSALES.CO.UK

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