

For Sale

Prominent Retail Investment
Units 3 & 4, 15/19 High Street, Newtownards BT23 4JN



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Property Highlights

- Prominent retail investment in Newtownards town centre
- Fully let producing £36,600 per annum exclusive
- Offers over £400,000 exclusive

Location

The property occupies a highly prominent position on High Street in Newtownards town centre on the prime retail pitch opposite Conway Square and adjacent to a pedestrian crossing. Occupiers in the vicinity include Caffe Nero, Carnduff Butchers, Thomas Orr, Little Wing Pizzeria, Savers, Sally Beauty and Wardens.

There is on street parking along High Street and a concentration of parking to the front of Conway Square, opposite the subject. There is also a public surface car park on Mill Street in close proximity to the subject.

Description

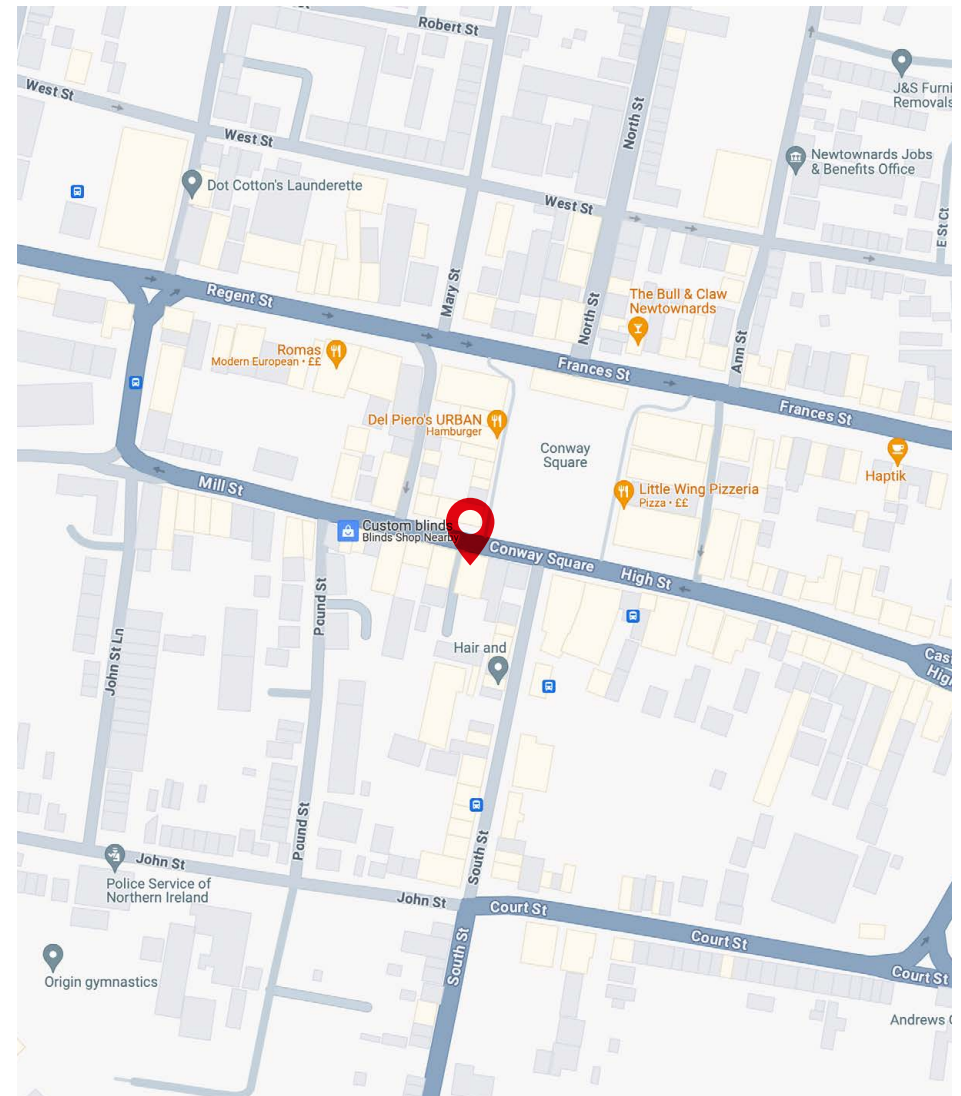
The subject comprises 2 no. two storey adjoining mid-terrace retail units with a large external area to the rear accessed adjacent to the Santander unit providing designated car parking for both tenants.

The units are fitted to each occupier's corporate specification with upper floor office / storage accommodation.

Areas

The net internal areas of the subject units are as follows:

Demise	Floor	Sq M	Sq Ft
Unit 3	Ground	71.16	766
	First	8.08	87
Unit 4	Ground	74.79	805
	First	64.85	698
Total		218.88	2,356



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Tenancy

Details of the occupational tenancy agreements are as follows:

Tenant	Demise	Lease Start	Lease End	Break Option	Rent
Simon Brien Residential LLP	Unit 3 15/19 High Street	01/05/17	30/04/27	n/a	£18,000
Santander UK PLC	Unit 4 15/19 High Street	01/06/22	31/05/27	31/05/25	£18,000
Santander UK PLC	2 no. Car Parking Spaces	01/06/22	31/05/27	31/05/25	£600
Total					£36,600

Copies of leases can be provided upon request.

Non Domestic Rates

Unit 3: We are advised by LPS that the NAV is £9,150, resulting in rates payable for 2024/25 of approx. £5,203, excluding any reliefs that may be applicable.

Unit 4: We are advised by LPS that the NAV is £9,350, resulting in rates payable for 2024/25 of approx. £5,317, excluding any reliefs that may be applicable.

VAT

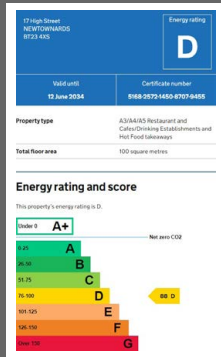
We are advised that the property is not elected for VAT.

Sales Proposal

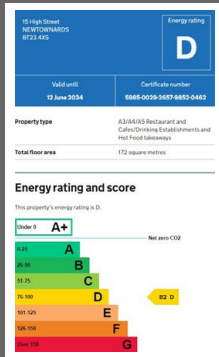
We are seeking offers in excess of £400,000 exclusive.



EPC



Unit 3



Unit 4

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Customer due diligence:

As a business carrying out estate agency work we are required to verify the identity of both the vendor and purchaser as outlined in 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 five years from when you cease to have a contractual relationship with McCombe Pierce LLP. The information will be held in accordance with the General Data Protection Regulation (GDPR) on our client file and will not be passed to any other party, unless we are required to do so by law and regulation.