



## 26 South Street, Newtownards, BT23 4JT

South Street offers a prime location for your next commercial venture! This three-storey property boasts a shop front situated on a bustling Town Centre street, ensuring maximum exposure to the busy footfall of the area.

Although the property requires complete renovation, the potential it holds is truly exceptional. While the second and third floor are currently inaccessible, this presents a unique opportunity for you to customise and design the layout to suit your specific business requirements.

If you are a visionary entrepreneur looking for a project with great promise, this property is calling out to you.

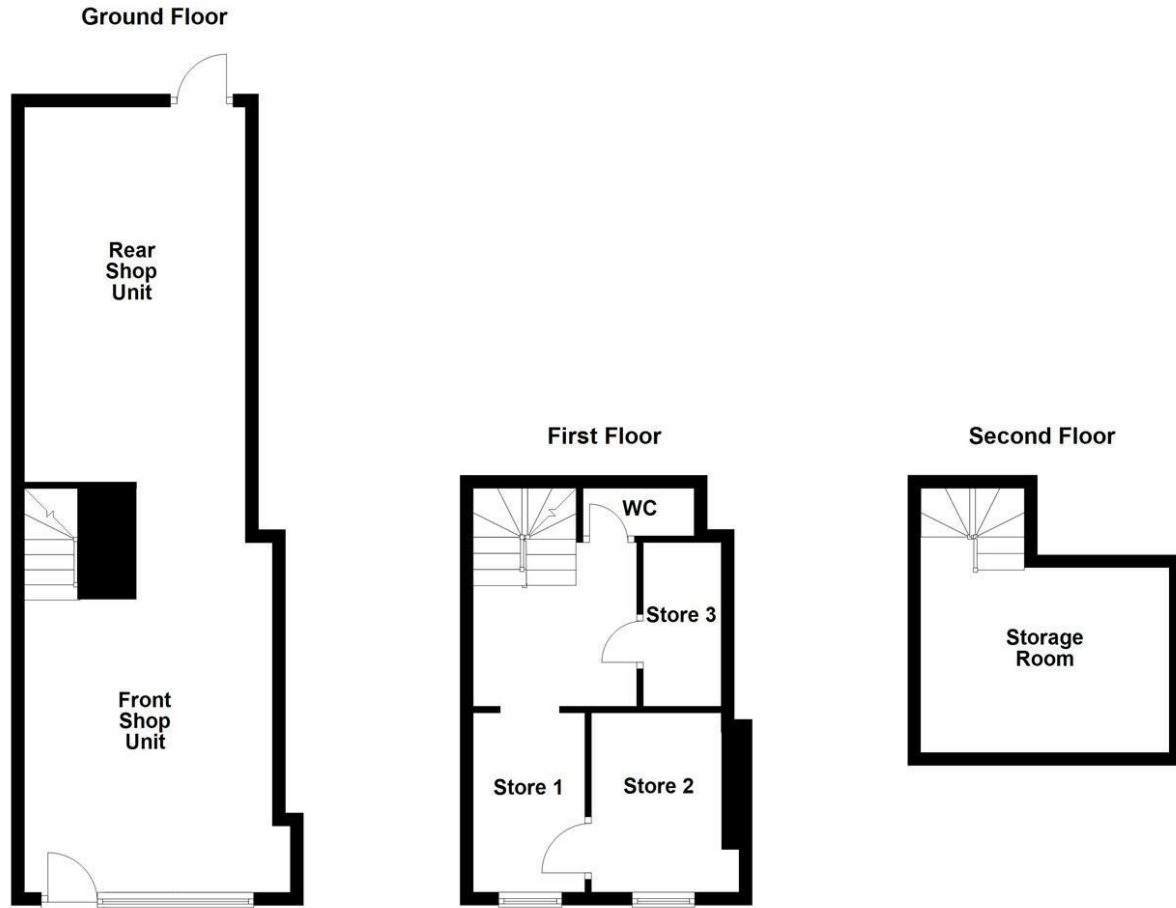
Cash offers only.

**£40,000**

- Excellent Town Centre Location With Ground Floor Shop Front
- Excellent Passing Footfall On A Busy Street With Excellent Customer Parking Options
- Renovation Project And Open To Cash Offers Only
- Rates Approximately £2,928.64 Per Annum
- Stairs Are Currently Inaccessible, Ground Floor Viewing Only

Energy Efficiency Rating		Current	Potential
92-100	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Northern Ireland EU Directives 2002/91/EC



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.