



**Instinctive
Excellence
in Property.**

For Sale

**Prominent Retail Unit
c. 5,920 sq ft (c. 550 sq m)
Opportunity to acquire existing successful business**

**33 High Street
Newtownards
BT23 7HS**

RETAIL



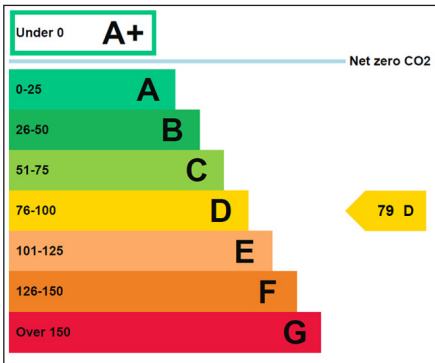
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EPC



Location

Newtownards is situated 10 miles east of Belfast, on the Ards Peninsula. The property sits in a prominent position on the busy High Street, which carries traffic in and out of the town Centre through a one-way system. The town was recently awarded silver at this year's High Street Hero Awards.

Conveniently situated in the centre of High Street, adjacent to the Town Square and the Town Hall. The location benefits from excellent footfall levels and has direct access to South Street car park with approx. 155 spaces at the rear of the shop. The property is adjacent to Danske Bank, Caffè Nero, Wardens, SD Kells and many more services and amenities.

Description

The property extends over a number of floors with direct trading access from South Street car park to the rear.

The property benefits from oil fired central heating. The interior is fully fitted to comprise of carpeting and wood flooring, suspended ceilings and LED lights.

Opportunity also exists to acquire the existing successful business.

Alan Espey's currently occupy the entire building, paying £36,500 p.a. with lease ending 30th April 2025.

Accommodation

We have relied on the areas provided by the Land and Property Services website:

Description	Sq Ft	Sq M
Lower Ground Floor	1,552	144.19
Ground Floor	344	32.00
Ground Floor	518	48.13
Ground Floor	345	32.09
1st Floor	1,791	166.42
1st Floor	981	91.18
2nd Floor	382	35.45
Total	c. 5,920	c. 550

Sale Details

We have been instructed to seek offers around £395,000 exclusive.



Rates

We have been advised by the Land and Property Services of the following:

Net Annual Value: £24,900
Rate in the £ for 2024/2025: £0.568667
Estimated rates payable: £14,159.81

VAT

The property is not VAT registered.

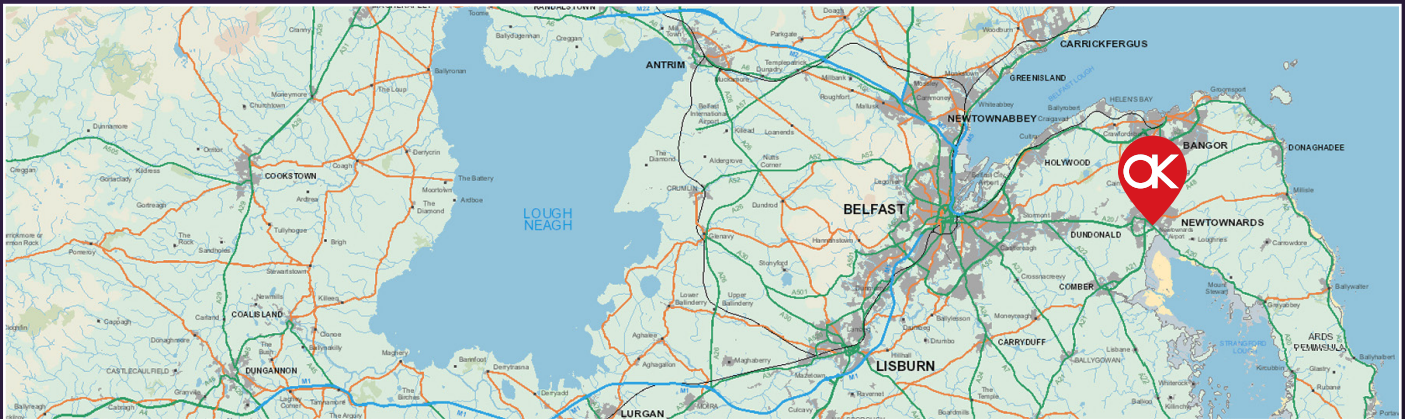
Anti-Money Laundering

In accordance with the current Anti-Money Laundering (AML) Regulations, the purchaser/lessee will be required to satisfy the vendor/lessor and their agents regarding the source of the funds used to complete the transaction.





FOR IDENTIFICATION PURPOSES ONLY



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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 the purchaser as outlined in the following: 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 Osborne King. The information will be held in accordance with General Data Protection Regulation (GDPR) on our client file and will not be passed on to any other party, unless we are required to do so by law and regulation.

MISREPRESENTATION ACT 1967

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