



Instinctive
Excellence
in Property.

For Sale

Investment Property
Sold Subject to Tenancy

203-205 Mill Street
Newtownards
Co Down
BT23 4JE

INVESTMENT

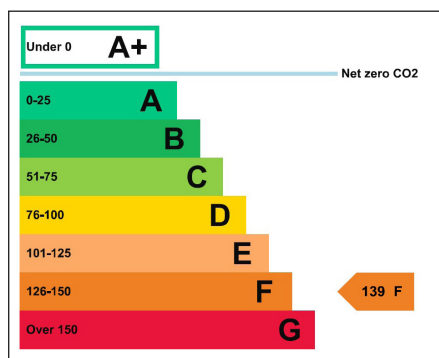


INVESTMENT

Location Map



EPC



Location

Newtownards is a town at the head of Strangford Lough, 10 miles from Belfast city centre and 5 miles from Bangor. The subject is located on Mill Street with neighbouring occupiers including Ards Shopping Centre, Ards Bus Station, Eurospar Hardford Link, Strangford Arms Hotel, Asda, McDonald's and Iceland. The property benefits from good transport links to nearby towns and cities. The property is near numerous local amenities including shops, schools and Blair Mayne Leisure Centre.

Description

The subject property consists of two adjoining end terrace units with retail/showroom accommodation at ground floor level. The first floor has been sealed off. The property has a pitched roof with smooth render finish on the walls and benefits from two electric roller shutters. It is finished to include solid floor overlaid with carpet and vinyl, plastered and painted walls plus fluorescent strip lighting.

Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice, Sixth Edition. All areas being approximate:

Description	Sq Ft	Sq M
Retail Unit	518	48

Tenancy

The property is currently occupied and trading as Silverwing at a rent of £3,600 per annum. The property is leased for a term of 10 years with effect from 1 September 2022. There is a tenant break and rent review at the end of year 5.

Sale Price

Offers over £40,000.

Rates

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

Net Annual Value:	£4,900
Estimated rates payable 2024/25:	£2,786

VAT

All prices, rentals and outgoings are quoted exclusive of VAT.

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.

MARK CARRON: 📞 028 9027 0016 📠 079 8099 9149 ✉ mark.carron@osborneking.com
 CHARLOTTE BLAIR: 📞 028 9027 0047 📠 079 5620 7675 ✉ charlotte.blair@osborneking.com

Osborne King, 3rd Floor, Imperial House, 4-10 Donegall Square East, Belfast, BT1 5HD
 📞 028 9027 0000 ✉ property@osborneking.com 🌐 www.osborneking.com 📺 📷 📱

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/ukksi/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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