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# For Sale

Investment / Redevelopment Opportunity

39 Regent Street / 30 West Street  
Newtownards  
Co Down  
BT23 4AD

INVESTMENT/DEVELOPMENT



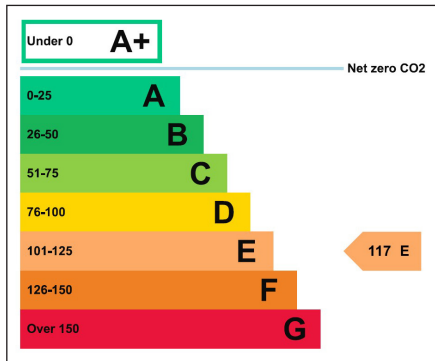
# For Sale

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### EPC



### Location

Newtownards is situated 10 miles east of Belfast, on the Ards Peninsula. The subject sits in a prominent position on Regent Street. The property is within short walking distance to Newtownards bus station and Conway Square. The corner site has extensive frontage onto Regent Street, Lodge Lane and West Street.

### Description

The main building is a 3 storey detached property of traditional construction with central courtyard to the rear and further single storey buildings towards West Street. The 3 floors are in good condition with a range of open plan and cellular rooms throughout with ancillary, WC and kitchen facilities. The property benefits from approximately 30 car parking spaces. 30 West Street is a single storey former public house with approximately 12 parking spaces to the front.

### Accommodation

Description	Sq Ft	Sq M
39 Regent Street	Ground	5,620
	First	4,010
	Second	3,120
30 West Street	Ground	2,324
	<b>15,074</b>	<b>1,401</b>

Description	Acres	Hectares
Site Area	0.96	0.38

### Tenancy Schedule

Tenant	Rent p.a.	Lease Expiry
North Down Barbell Club (Ground & First)	£24,660	30/11/2025
Afrifa (Part Second)	£2,100	30/04/2022
Thompson (Newtownards Reptiles)	£6,000	31/12/2028
<b>Total</b>	<b>£32,760</b>	

### Rates

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

#### 39 Regent Street (Ground and First Floors)

Net Annual Value: £51,000  
Estimated rates payable: £29,002

#### 39 Regent Street (Second Floor)

Blended Net Annual Value: £11,460  
Estimated rates payable: £6,516.92

*The second floor may qualify for small business rates relief up to 25%. We recommend that you verify this with Land and Property Services.*

#### 30 West Street

Net Annual Value: £7,900  
Estimated rates payable: £4,492

### VAT

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

### Anti-Money Laundering

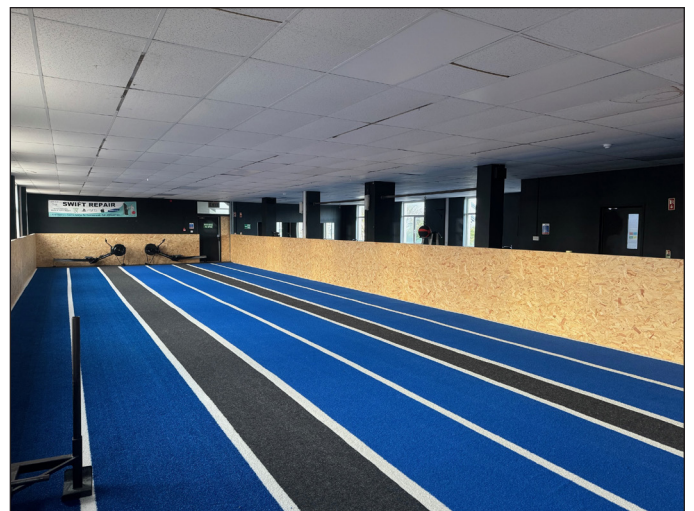
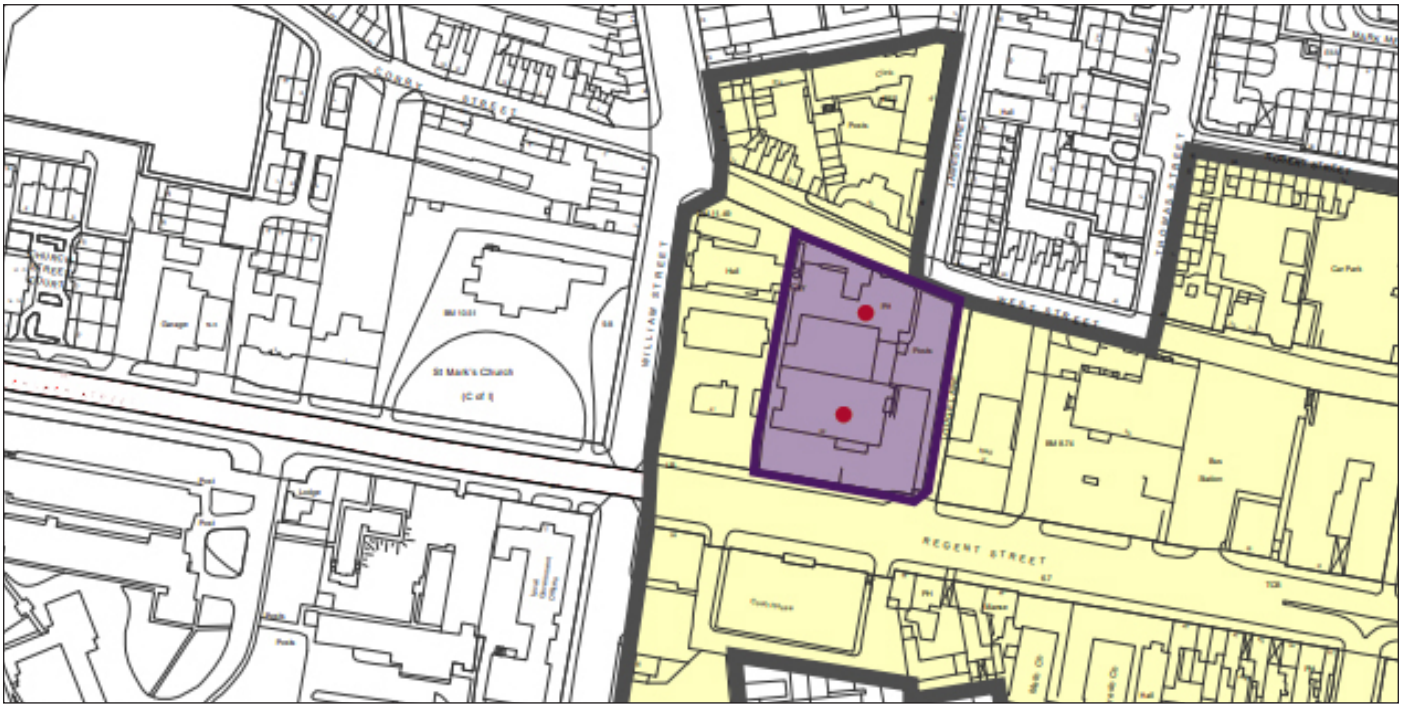
In accordance with the current Anti-Money Laundering (AML) Regulations, the purchaser/lessee will be required to satisfy the vendor/lessor and their agents regarding the source of the funds used to complete the transaction.

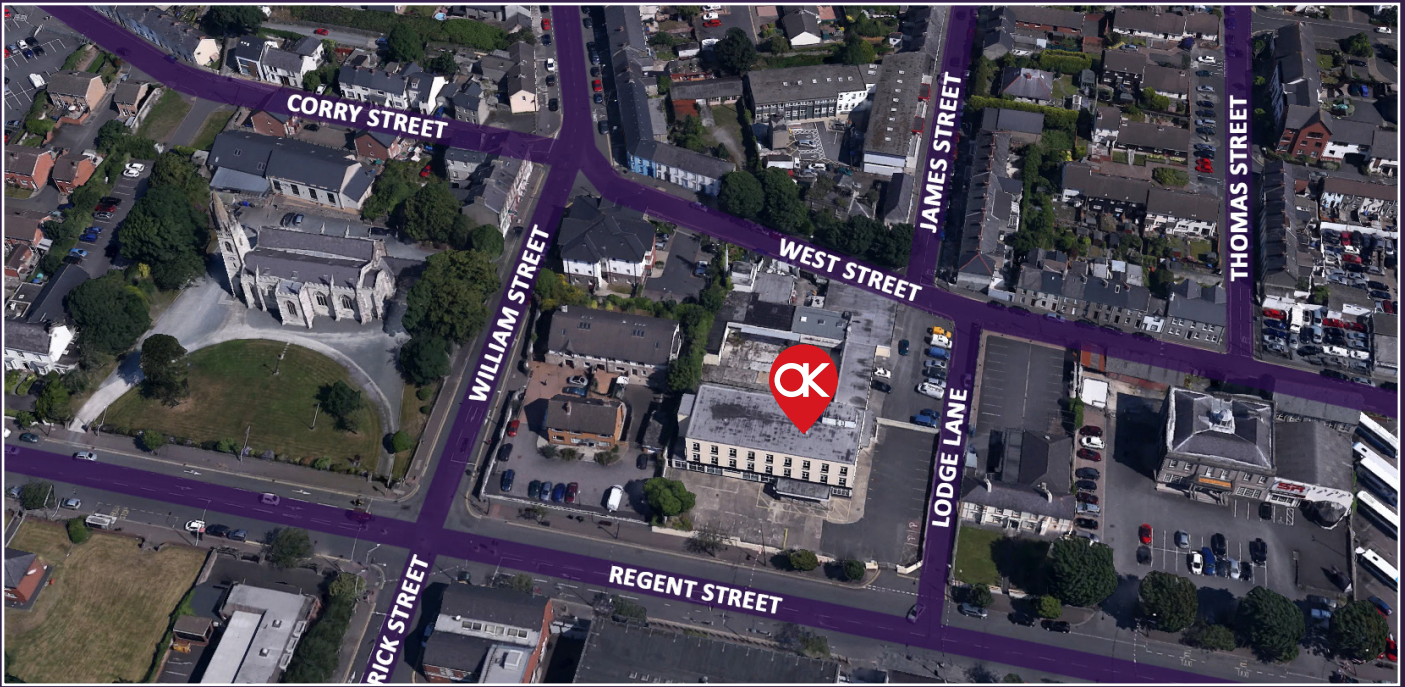
## Planning

The property sits within the town centre development limit as set out in the Ards and Down Area Plan 2015. The site would be suitable for commercial and residential uses subject to the usual consents.

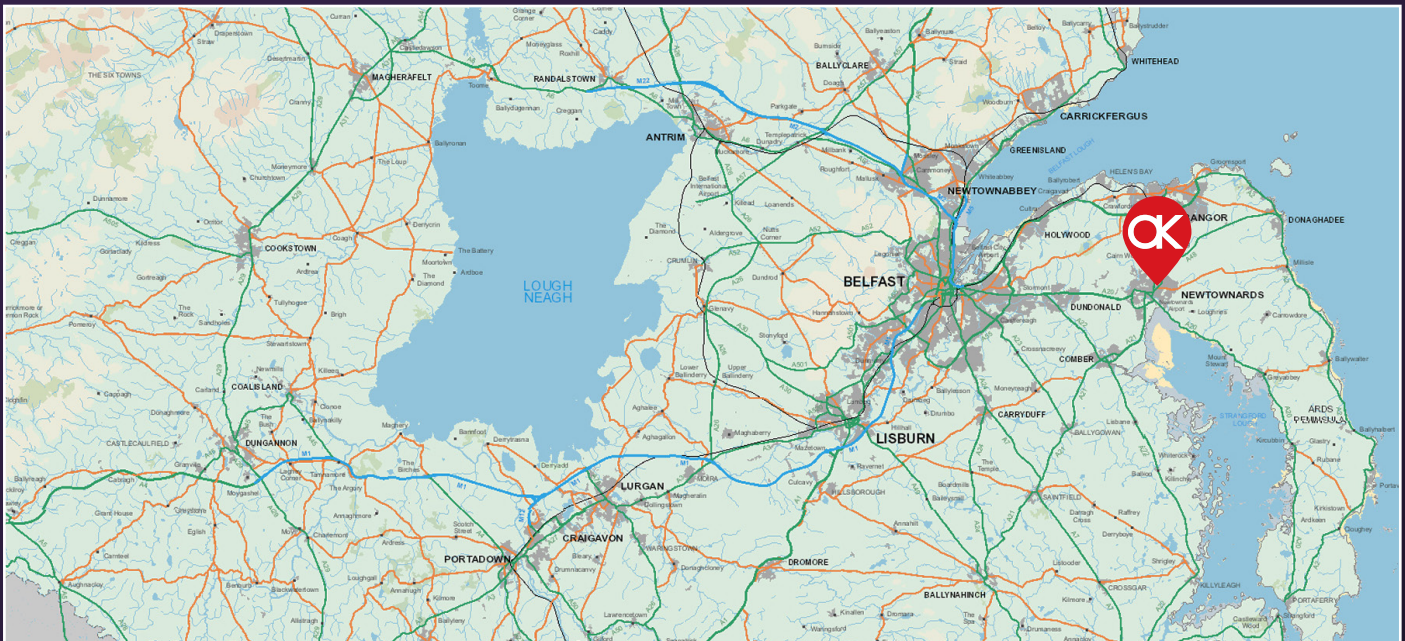
## Sale Details

We have been instructed to seek offers over £700,000 exclusive.





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

The premises are offered subject to contract, availability and confirmation of details. The particulars do not form part of any contract and whilst believed to be correct, no responsibility can be accepted for any errors. None of the statements contained in the particulars are to be relied upon as statements of fact any attending purchasers or lessees must satisfy themselves by inspection or otherwise as to the correctness of those statements. The vendors or lessors do not make or give Osborne King and Megran Limited or any person in its employment, any authority to make or give any representation or warranty whatsoever in relation to this property. Unless otherwise stated, all prices and rentals quoted are exclusive of any Value Added Tax to which they may be subject. These particulars are issued on the understanding that all negotiations are conducted through this company, Osborne King & Megran Limited. Registered in Northern Ireland No. 27969. Registered Office: 3rd Floor, Imperial House, 4-10 Donegall Square East, Belfast, BT1 5HD. Any maps / Plans based on the Ordnance Survey Map with the sanction of the controller of H.M. Stationery Office Crown Copyright Reserved Licence No. CS 369. This plan is for convenience only. Its accuracy is not guaranteed and shall not be deemed to form part of any contract.