



Instinctive
Excellence
in Property.

For Sale

Investment / Redevelopment Opportunity

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

INVESTMENT/DEVELOPMENT



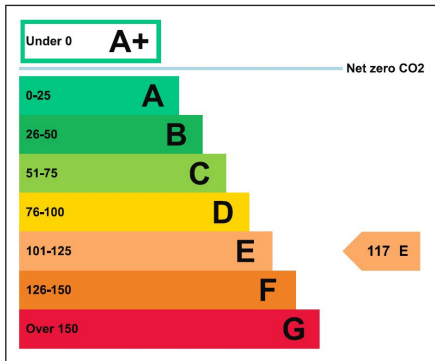
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EPC



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
	15,074	1,401

Description	Acres	Hectares
Site Area	0.96	0.38

Tenancy Schedule

Tenant	Rent p.a.	Lease Expiry
North Down Barbell Club (Ground & First)	£32,160	30/11/2025
Afrifa (Part Second)	£2,100	30/04/2022
Thompson (Newtownards Reptiles)	£6,000	31/12/2028
Total	£40,260	

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

We understand the property is opted for VAT. All prices, rentals and outgoings are quoted exclusive of VAT.

Anti-Money Laundering

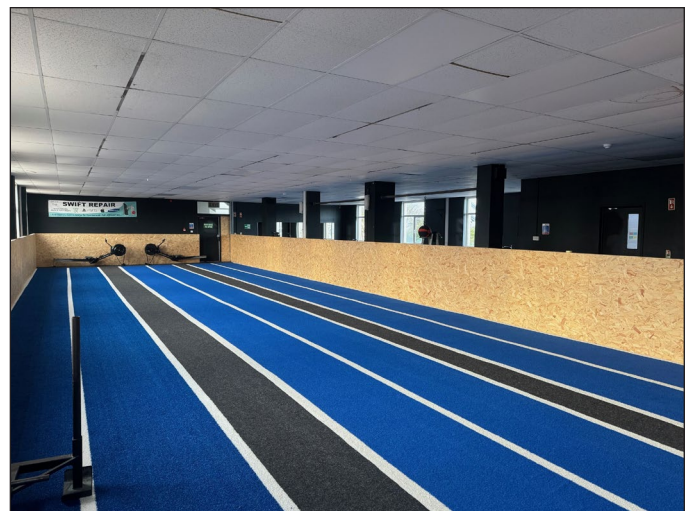
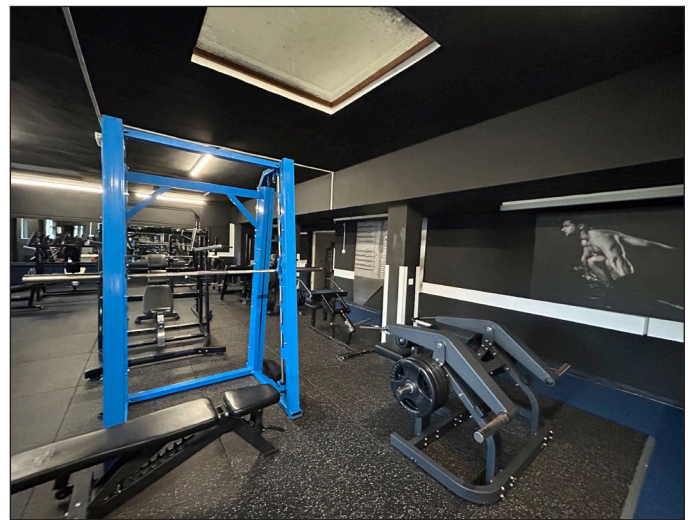
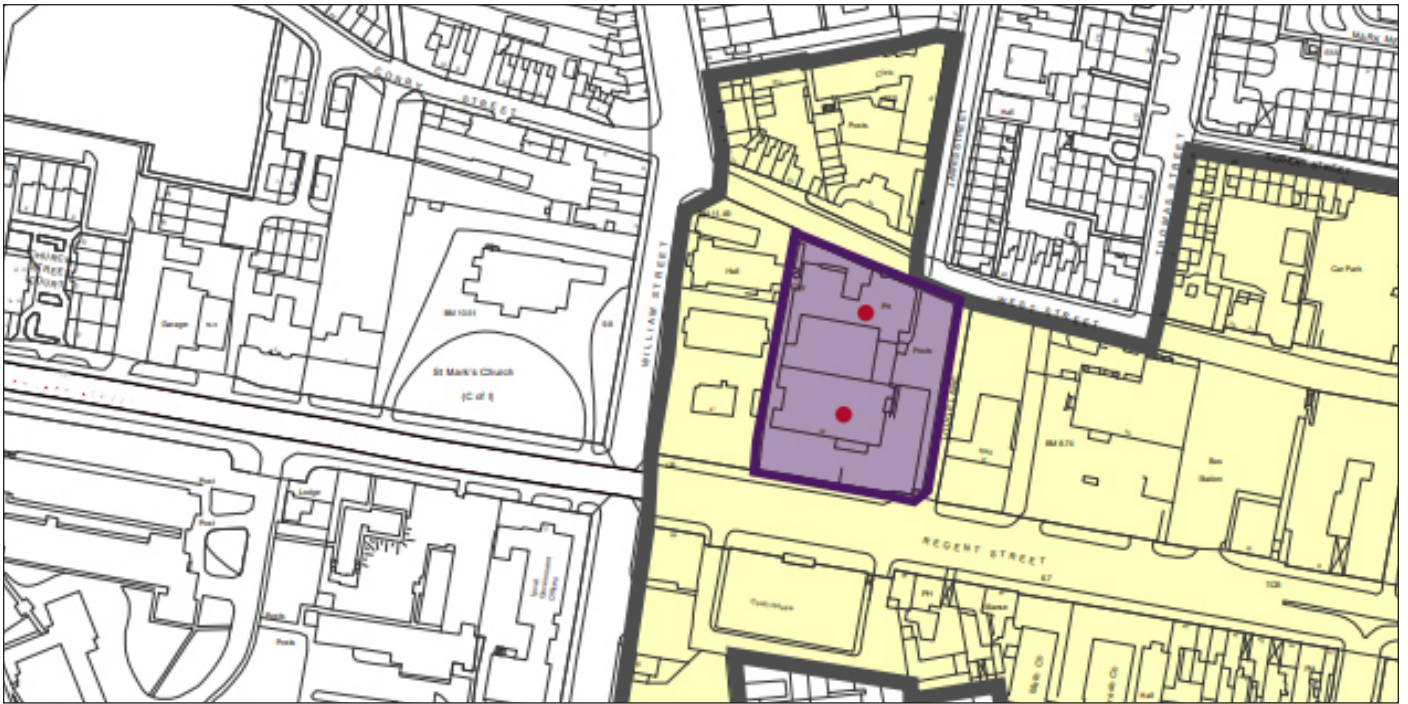
In accordance with the current Anti-Money Laundering (AML) Regulations, the purchaser/lessee will be required to satisfy the vendor/lessor and their agents regarding the source of the funds used to complete the transaction.

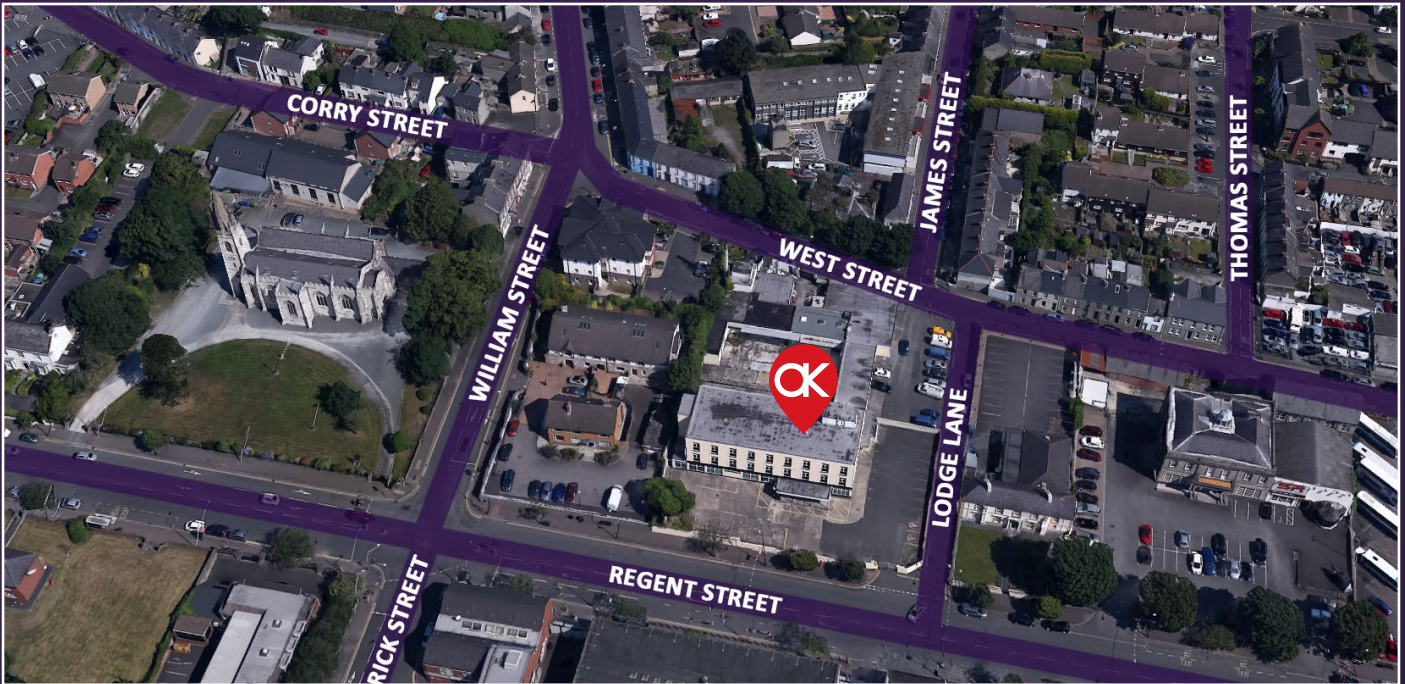
Planning

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.

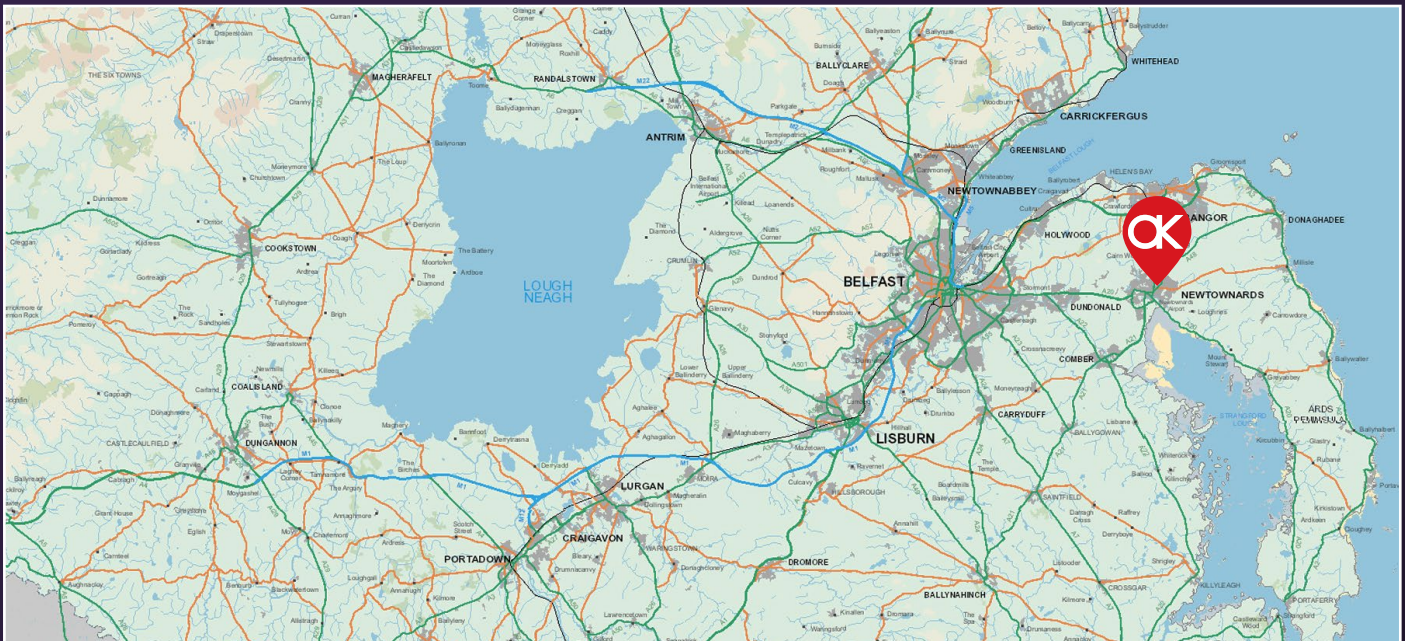
Sale Details

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

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