



RHM
Commercial

FOR SALE

UNIQUE INVESTMENT
OPPORTUNITY

REGENT HOUSE COMPLEX & SITE
35 REGENT STREET
NEWTOWNARDS
BT23 4AD



Regent House Complex & Site
35 Regent Street
Newtownards
BT23 4UP

- B1 Listed 19th Century Building
- Central town centre location
- Floor Area 1,299.5 sq m (13,988 sq ft)
- Partially let with a gross rental income of £49,400 pa
- Planning approved on a portion of grounds for 6 dwellings
- No vacant rates payable
- Income producing car park for up to 50 cars



DESCRIPTION

The subject property is one of Newtownards' most recognisable Grade B1 Listed buildings positioned on a prime site of approximately 1 acre. The premises comprise the extended original mansion house, built in 1820 for Mr Peter Johnston, a local brewer. The external walls of the original mansion house are of solid masonry construction comprising sandstone detailing with feature original porch entrance to the front facade. In 1927 the property became Regent House School until it moved to its current location in 1962. Notable former pupils included Lieutenant-Colonel Robert Blair Mayne.

The sale includes the site of approximately 1 acre comprising the original building, an adjoining retail warehouse, a 50 space Pay & Display car park, and rear storage rooms with Planning Permission for a mews-style development for 6 dwellings.

The original building extends to 7,714 sq ft over basement, ground and first floors with many original features including intricate plastered ceilings, a grand central split staircase with metal balusters, dark wood handrail and glazed cupola above. The adjoining retail warehouse of 6,274 sq ft comprises ground and mezzanine sales and stores.

The property is self-contained and is currently accessed from two wide entrances directly from Regent Street at the front, and a singular vehicular access point, from the rear, directly off West Street.

The premises are currently partly let producing a gross rental income of approximately £49,400 per annum including Pay & Display car parking income. The potential income if fully let is estimated to exceed £100,000 per annum.

LOCATION

Located within the central business district of Newtownards. Positioned fronting onto the northern side of Regent Street in the town centre and conveniently located next to the main Translink Bus Station and 300 meters from Conway Square.

Click [here](#) for Streetview link.

ACCOMMODATION

Floor	Sq M	Sq Ft
Original Building:		
Basement	183.5	1,975
Ground	206.1	2,218
First	327.1	3,521
<hr/>		
Unit 2 (Retail Warehouse)	582.9	6,274
<hr/>		
Total Area	1,229.5	13,988

Regent House Complex & Site
35 Regent Street
Newtownards
BT23 4UP



Regent House Complex & Site
35 Regent Street
Newtownards
BT23 4UP

Planning

Planning Permission has been approved, under ref no. X/2005/0843/F, for a mews-style development to the left side of the site for four apartments and two townhouses, along with a gated parking area. A copy of the approvals is available upon request.

Title

The property is held by way of a 999 year lease from 1st October 1964 subject to an annual ground rent of £100.

Price

Offices around £1,200,000.

Rates

Total NAV: £53,920
There are currently no vacant rates payable for landlords on Listed Buildings.

EPC

Energy ratings: Regent House Building - D
Unit 2 - C
Links & Certificate Numbers: [6996-7944-5366-1189-1982](https://www.epcregister.com/details.do?ref=6996-7944-5366-1189-1982)
[8742-3486-8585-5107-7697](https://www.epcregister.com/details.do?ref=8742-3486-8585-5107-7697)

VAT

The premises are not registered for VAT.



TENANCY SCHEDULE

Area	Tenancy	Area Size (sq ft)	Term Length	Term Start Date	Term Expiry Date	Potential Rent (£/annum)	Rent (£/annum)
Basement	Vacant	1975				£ 4,000.00	
Ground Floor	Vacant	2218				£ 25,000.00	
First Floor Suite 1a	Vacant	500				£ 6,000.00	
First Floor Suite 1b	Vacant	427				£ 5,000.00	
First Floor Suite 2	Vacant	384				£ 5,000.00	
First Floor Suite 3 (Coffee Shop)	The Regent Tea Rooms Limited	630	3 Years	01/02/2023	31/01/2026		£ 7,500.00
First Floor Suite 4	Simon Pullen	270	1 Year	01/12/2022	Rolling		£ 4,200.00
Ferguson Suite Common Area	Common Area	485				£ -	
Ferguson Suite Unit 1	Vacant	75				£ 1,500.00	
Ferguson Suite Unit 2	V	107				£ 3,000.00	
Ferguson Suite Unit 3	Vacant	108				£ 3,000.00	
Ferguson Suite Unit 4	Tanya Scharfenberg	306	1 Year	01/03/2020	Rolling		£ 3,000.00
Ferguson Suite Unit 5	Jacinta Gourley	115	25 Months	01/09/2023	30/09/2025		£ 3,000.00
Ferguson Suite Unit 6	Vacant	114				£ 3,000.00	
Car Park	Pay & Display and Rental Income	n/a					£ 11,000.00
Six Car Parking Spaces	Joseph F McCollum & Co Solicitors	n/a	1 Year	01/01/2025	31/12/2025		£ 3,000.00
Unit 2 (Retail Warehouse)	Vision International Ministries	6274	1 year	01/07/2024			£ 15,000.00
Outbuildings & Hardstanding	Christopher Moore	n/a	1 Year	01/10/2023	Rolling		£ 2,700.00
Total		13988				£ 55,500.00	£ 49,400.00
POTENTIAL INCOME IF FULLY LET							£ 104,900.00

A schedule of the non-recoverable outlays is available on request.

Regent House Complex & Site
35 Regent Street
Newtownards
BT23 4UP



CONTACT

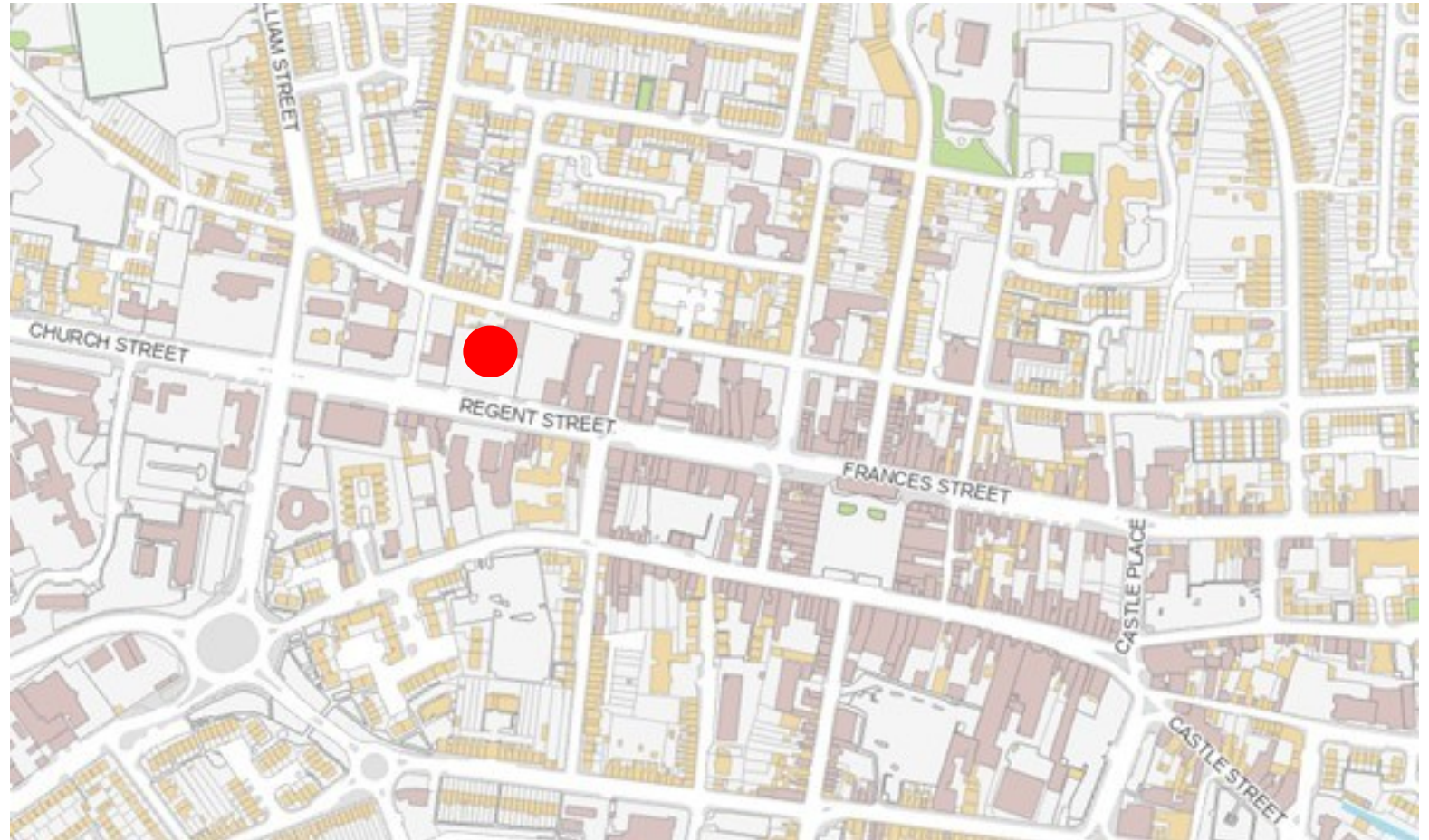
For further information or to arrange a viewing please contact joint agents:

Paul Ritchie
RHM Commercial
Landline: 02890 434300
Mobile: 07977 41 1234
Email: paul@rhmcommercial.com



Richard Orr
Simon Brien
Landline: 02891 800700
Mobile: 07917 690014
Email: richard.orr@simonbrien.com

SimonBrien



Conditions under which these particulars are issued All details in these particulars are given in good faith, but RHM Commercial LLP for themselves and the Vendors/Lessors of this property for whom they act give notice that:- 1. These particulars do not and shall not constitute, in whole or in part, an offer or a contract or part thereof, and RHM Commercial LLP have no authority to make or enter into any such offer or contract. 2. All statements contained in these particulars are made without acceptance of any liability in negligence or otherwise by RHM Commercial LLP, for themselves or for the Vendors/Lessors. 3. None of the statements contained in these particulars is to be relied on as a statement or representation of fact or warranty on any matter whatsoever, and intending purchasers must satisfy themselves by whatever means as to the correctness of any statements made within these particulars. 4. The Vendors/Lessors do not make, give or imply, nor do RHM Commercial LLP or any person in their employment have any authority to make, give or imply, whether in these particulars or otherwise, any representation or warranty whatsoever in relation to the property. The statement does not affect any potential liability under the Property Misdescriptions Act 1991.