



Instinctive  
Excellence  
in Property.

# For Sale

Redevelopment Opportunity  
With the benefit of Short Term Rental Income  
c. 1.1 acres

1/1A Railway Street  
Newcastle  
BT33 0AL

**REDEVELOPMENT**



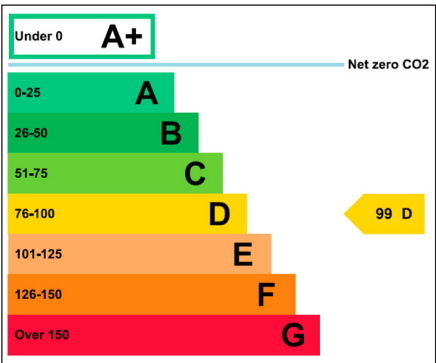
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## REDEVELOPMENT

### EPC



### Location

The property is located c. 30 miles from Belfast, via the A24 through Clough to Newcastle. Newcastle is a popular seaside town in Northern Ireland, dominated by thriving leisure and tourism economy.

The town has a population of c. 8,298 (2021 census), and is well known for the Mourne Mountains and one of the world's top rated golf courses, Royal County Down.

Situated on Railway Street, adjacent to Newcastle Bus Station, Slieve Donard Hotel and a short walk from the town centre and promenade.

### Description

The property comprises a former red brick Victorian Railway station building, built in c. 1905. With a central three storey tower between two single storey pitched roof properties, one of which was a former public house. The tower has a B1 Listing.

To the rear the property has been extended providing a large modern single storey extension with a pitched cladded roof over. Service access to the property is via the rear car park. Internally the property is occupied by Lidl and fitted to their standard design.

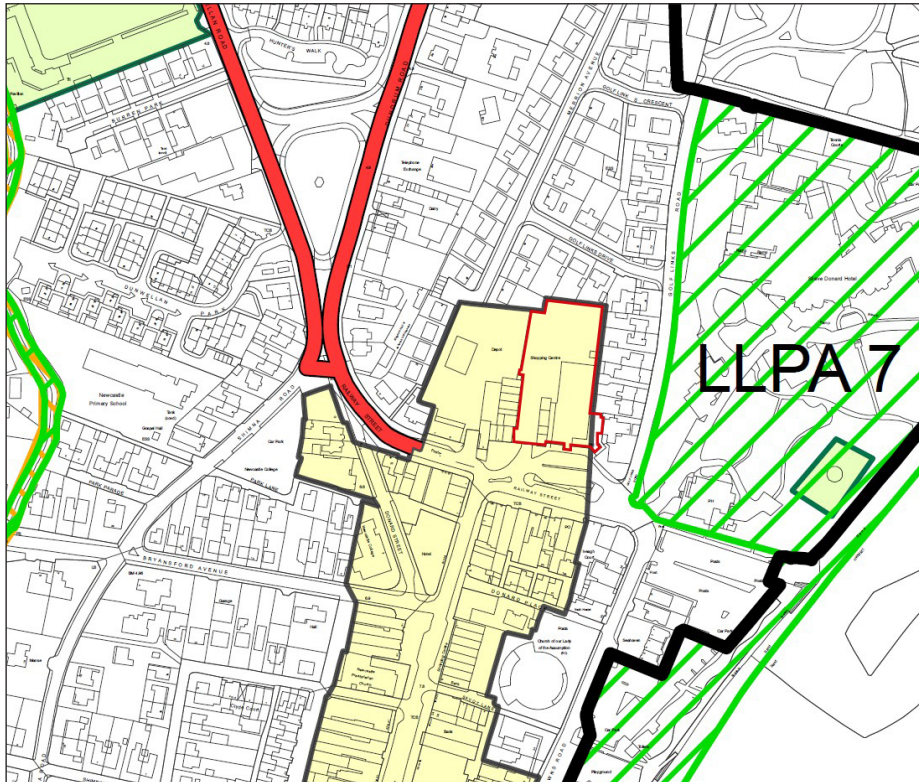
The property benefits from its own secure car parking providing spaces for approximately 65 cars on a site of c. 1.1 acres.

### Accommodation

The areas are from the Ordnance Survey Spatial NI website.

Description	Sq Ft	Sq M
Supermarket	14,521	1,349
Former Newcastle Arms	2,698	251

Description	Acres	Hectares
Site Area	1.1	0.45



Ards and North Down Area Plan 2015 - Extract

## Rates

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

<b>Net Annual Value:</b>	£96,000
<b>Rate in £ for 2024/25 is:</b>	£0.580534
<b>Estimated rates payable:</b>	£55,731

Please note the former public house has been delisted.

## Existing Lease

Leased to Lidl Northern Ireland GmbH at a passing rent of £105,000 per annum, expiring on 1st November 2025. Full details on request.

## Planning

There are no active planning applications on the property/site. The property sits within the town centre and settlement limit set out in the Ards and North Down Area Plan 2015, Map No. 3/004a - Newcastle.

## Listing Details

Only the tower at the former railway station has a B1 Listing according to the Historic Environment Division of the Department for Communities. Full details on request.

## Sale Details

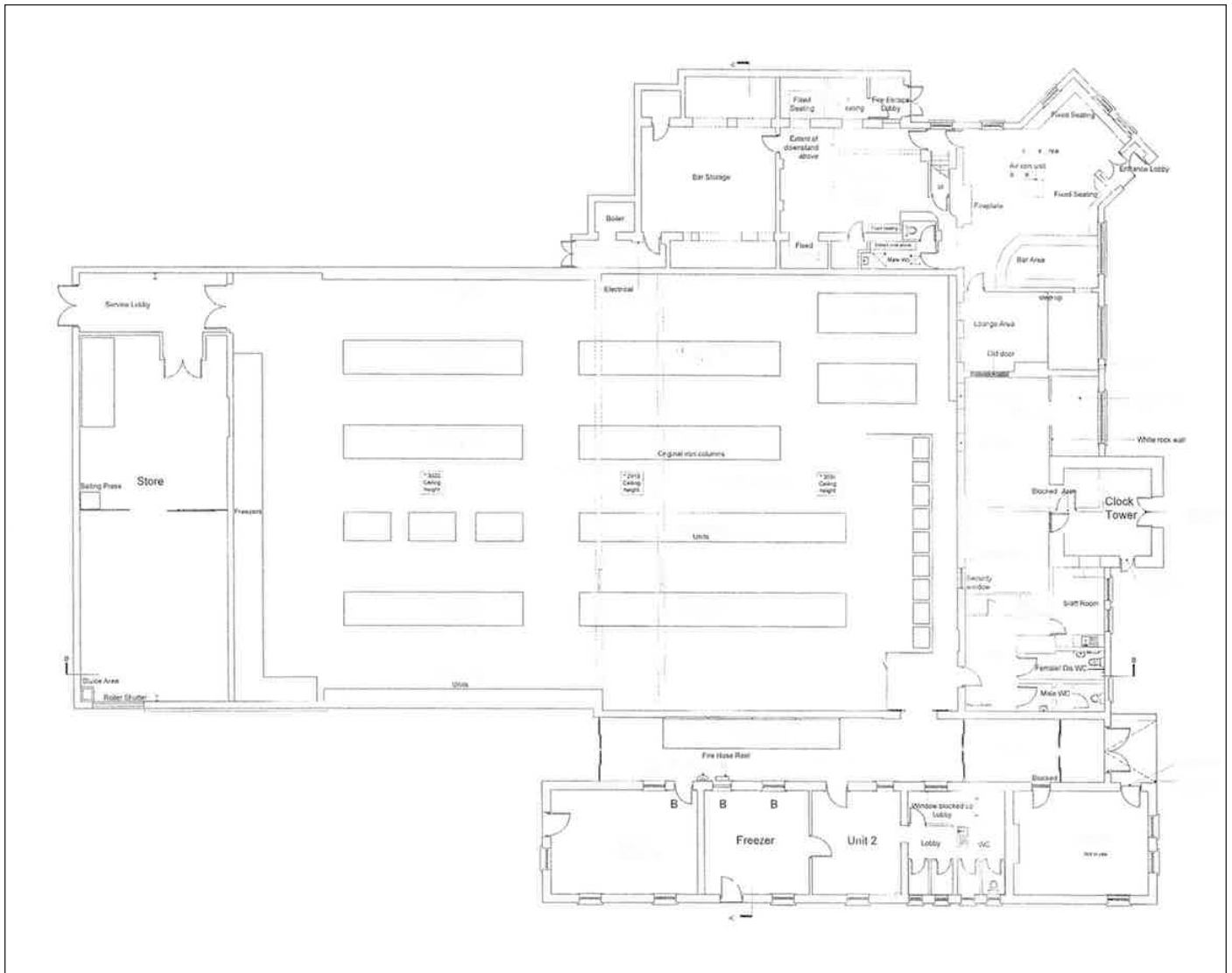
We have been instructed to seek offers over £1,950,000 exclusive.

## VAT

The property is not VAT registered.

## Anti-Money Laundering

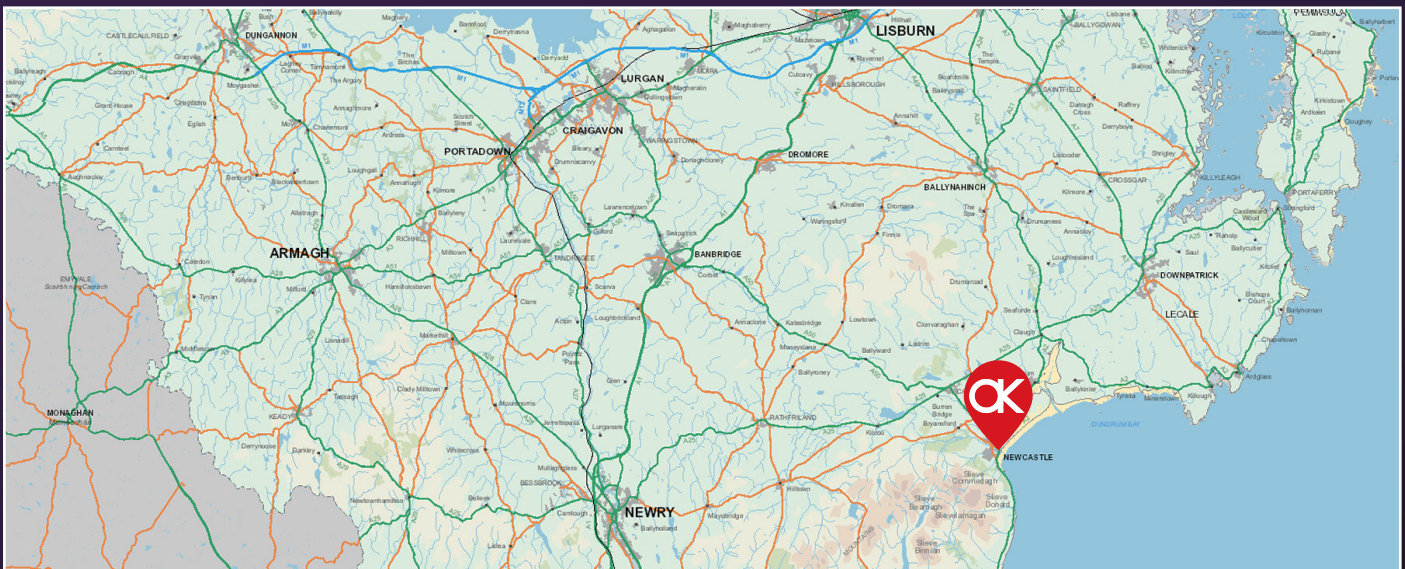
In accordance with the current Anti-Money Laundering (AML) Regulations, the purchaser/lessee will be required to satisfy the vendor/lessor and their agents regarding the source of the funds used to complete the transaction.



Existing Floor Plan



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/ukxi/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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