



**Instinctive
Excellence
in Property.**

For Sale

(Due to Relocation)

High Specification Office/Commercial Building
c. 2,885 sq ft (268 sq m)

43-45 Frances Street
Newtownards
BT23 7DX

OFFICE/COMMERCIAL



For Sale

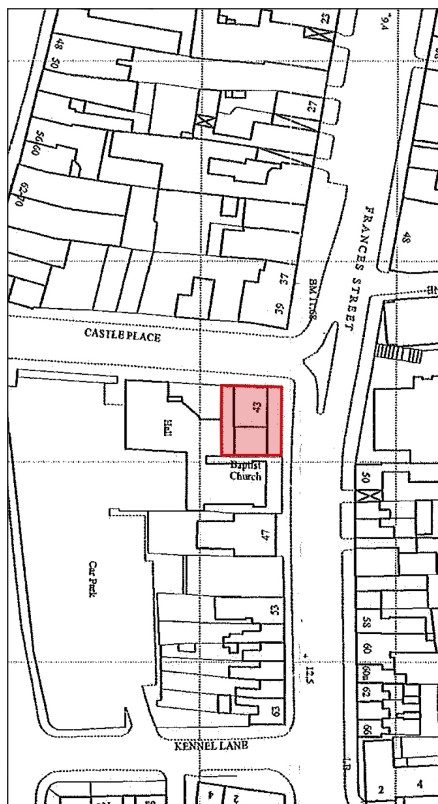
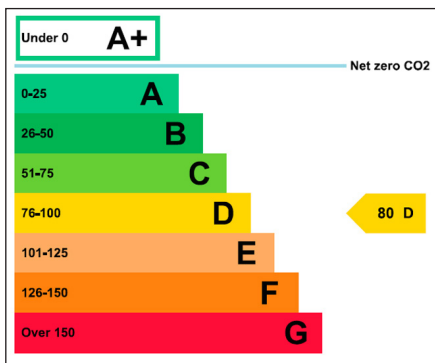
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**High Specification Office/
Commercial Building**
c. 2,885 sq ft (268 sq m)

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Newtownards
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OFFICE/COMMERCIAL

EPC



Location

The property is located in the heart of Newtownards town centre, situated just 10 miles east of Belfast. The County Down market town has a population of 29,677 according to the 2021 census. The prominent building is located on the junction of Frances Street and Castle Place, adjacent to High Street and Conway Square. Neighbouring occupiers include Newtownards Baptist Church, Thompsons Solicitors and First Presbyterian Church.

Description

A four-storey property comprising two former semi-detached buildings which have been inter-connected. The period properties are of traditional construction with feature rectangular bay windows, covered with a pitched slate roof and extended to the rear.

Internally the building has been extensively refurbished (c. 2011) to a high specification with a lift servicing all floors, and a DDA compliant lift/ramp to rear servicing the lower ground. Finishes include raised floors, double glazing and LED lighting. The property provides external terrace balconies on the ground and first floors. There is a compact yard to the rear with pedestrian access off Castle Lane. There is ample public car parking to the rear off Kennel Lane.

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
Net Internal Area	2,885	268
Gross Internal Area	3,771	350

Planning

The property is situated within the Town Centre and settlement limit as laid out in Ards and Down Area Plan 2015 – Map No. 2/002a Newtownards. The property is B2 listed.



Rates

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

Net Annual Value Exempt : £27,000
Rate in £ for 2024/25 is: £0.568667
Estimated rates payable: £15,354

Sale Details

Price on application.

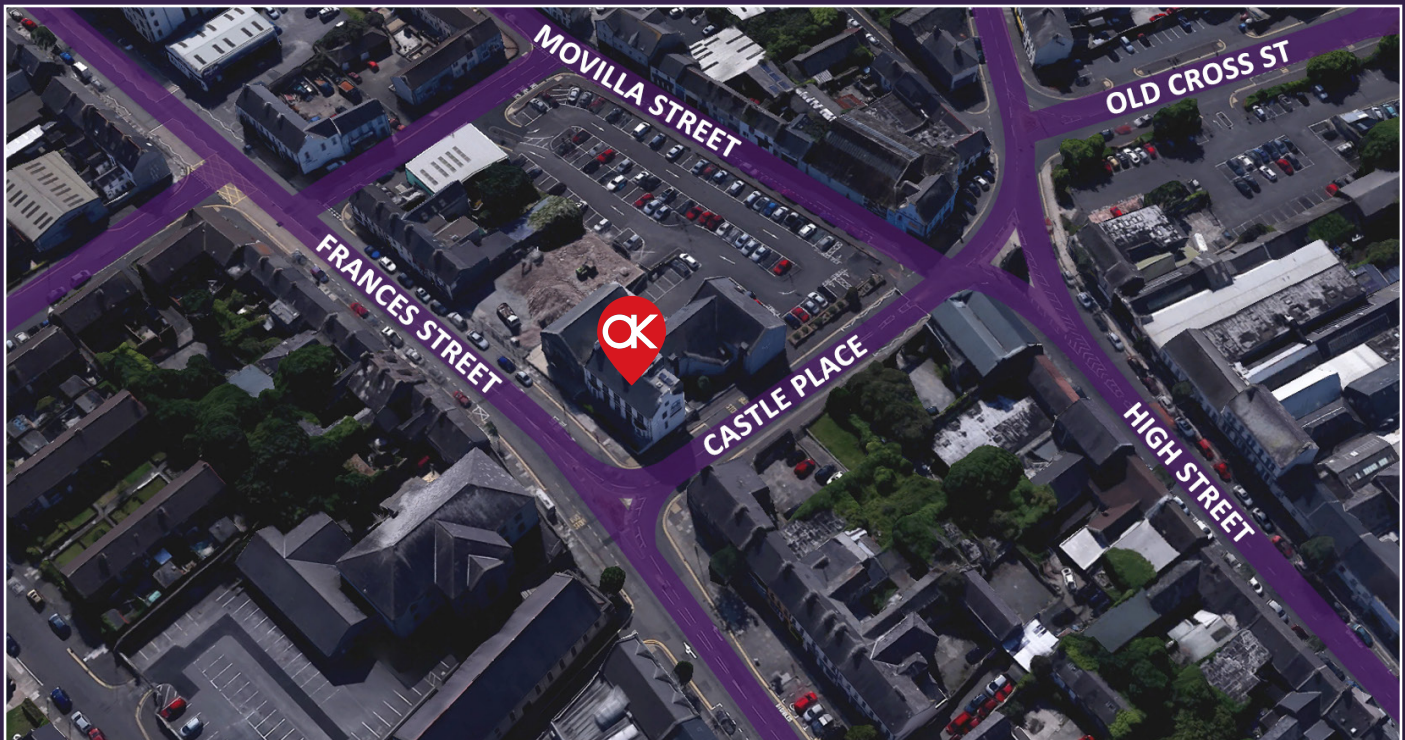
VAT

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

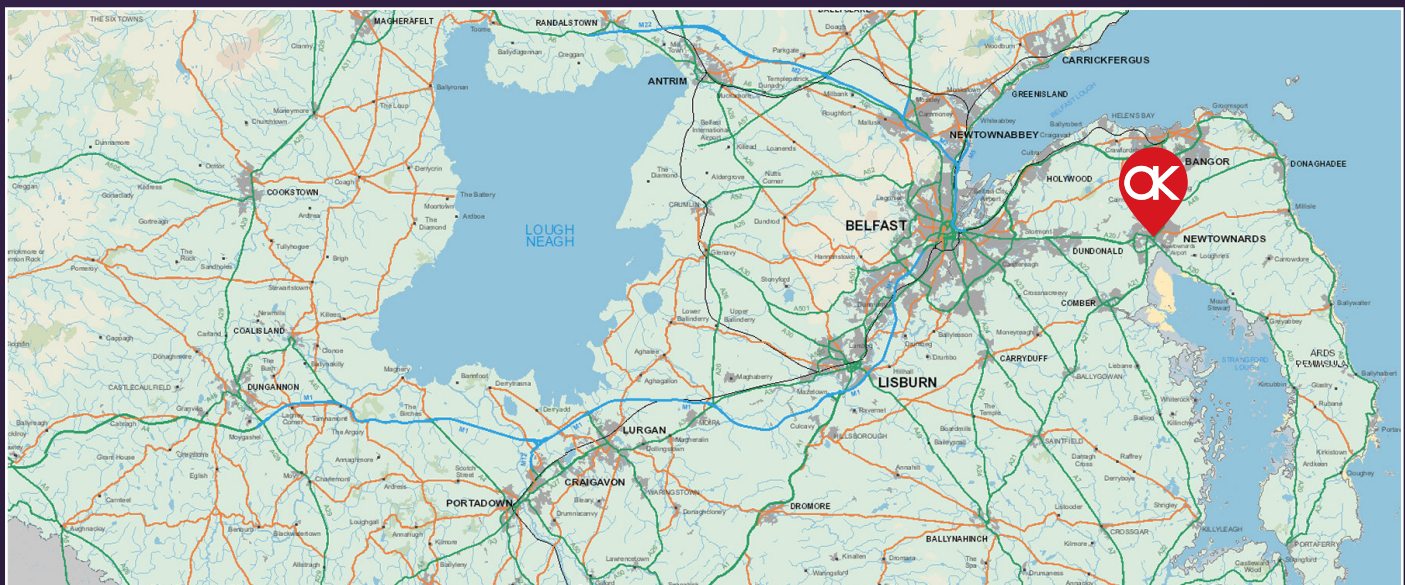
Anti-Money Laundering

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.





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.