



**2 FREDERICK PLACE / 97 CHURCH STREET,  
NEWTOWNARDS, BT23 4AW**

**OFFERS AROUND £350,000**





97 Church Street, Newtownards / 2 Frederick Place,  
Newtownards

Two commercial units totalling over 4000 sq ft in a prime town centre location. The current buildings would be suitable for a variety of uses and may be ideal for investors or owner operators, subject to planning.

Newtownards is a busy commuter town located approximately 10 miles from Belfast, attracting shoppers and visitors from a wide catchment area throughout North Down and Belfast.  
Vacant possession.

97 Church Street  
NAV - £15,200.00  
Rates - £8,643.74 pa approx.

Option to purchase separately - There is additional land to rear with full planning permission for four townhouses. Please contact our office for further details.



## Key Features

- Prime Location With Newtownards Town Centre
- Principal Retail Unit Circa 2750 Sq Ft Currently Used As A Bridal Boutique
- Rear Unit Circa 1250 Sq Ft
- Enclosed Rear Courtyard With Private Parking
- Option To Purchase Separately - Full Planning Permission For Four Townhouses To Rear



### Principal Unit

Circa 2750 Sq Ft over two floors. Ground floor comprises front entrance off Church Street leading to main showroom. Further areas include additional front show room, rear exhibition room, side entrance off Frederick Place, rear store leading to enclosed courtyard. First floor comprises showroom, front work room, rear cutting room, fabric store, kitchen and store room.

### Rear Courtyard

Enclosed courtyard.

### Rear Commercial Unit

Circa 1250 Sq Ft  
Ground floor comprises showroom, kitchen and two w/c.  
First floor comprises open plan showroom.

### Option To Purchase Separately -

Site With Full Planning Permission FPP for the erection of 4 town houses which sit perpendicular to Frederick Place. Three of the proposed town houses will be three-storey in nature, with one dormer to each front elevation. One of the mid terrace dwellings will be two-storey in nature which helps create a varied ridgeline and visual aspect, breaking up the

massing. The town houses will all have a pitched roof design, with the maximum ridge height measuring 9.5m in height and a maximum eaves height of 6.5m. The town houses have one first-floor Juliet balcony each to the front elevation. External finishes include facing brickwork, painted render, upvc windows and PVC rainwater goods.

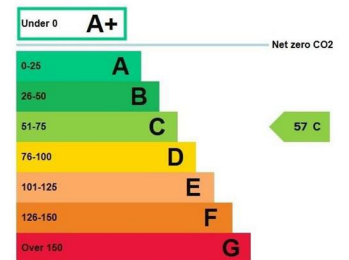






### Energy rating and score

This property's energy rating is C.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

Questions you may have. **Which mortgage would suit me best?**

**How much deposit will I need? What are my monthly repayments going to be?**

To answer these and other mortgage related questions contact our mortgage advisor on 028 91811444.

Your home may be repossessed if you do not keep up repayments on your mortgage.

**We DO NOT charge for initial mortgage consultations. We may charge a fee on completion depending on circumstances. Our typical fee is £250, however, please confirm with Mortgage Consultant at time of appointment.**

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

ULSTERPROPERTYSALES.CO.UK

ANDERSONSTOWN  
028 9060 5200

BALLYHACKAMORE  
028 9047 1515

BALLYNAHINCH  
028 9756 1155

BANGOR  
028 9127 1185

CARRICKFERGUS  
028 9336 5986

CAVEHILL  
028 9072 9270

DONAGHADEE  
028 9188 8000

DOWNPATRICK  
028 4461 4101

FORESTSIDE  
028 9064 1264

GLENGORMLEY  
028 9083 3295

MALONE  
028 9066 1929

NEWTOWNARDS  
028 9181 1444

RENTAL DIVISION  
028 9070 1000



CWS Properties Ltd; Trading under licence as Ulster Property Sales (Newtownards) Reg. No. NI616437; Registered Office: 324 Upper Newtownards Road, Belfast BT4 3EX  
©Ulster Property Sales is a Registered Trademark