

ULSTER PROPERTY SALES

# UPS

## NEWTOWNARDS BRANCH

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NETWORK STRENGTH - LOCAL KNOWLEDGE



UNIT 5 JUBILEE BUSINESS PARK,  
JUBILEE ROAD, NEWTOWNARDS,

OFFERS AROUND £100,000



Situated within the popular Jubilee Business Park on Jubilee Road in Newtownards, this impressive mid-terrace industrial unit offers a prime opportunity for businesses seeking a strategic location. Spanning approximately 1,440 square feet, the ground floor shop unit is designed to cater to a variety of commercial needs, making it an ideal choice for retailers.

The property benefits from its position in a bustling business environment, comprising of a steel portal frame construction and is finished to a modern standard to include; electric roller shutter doors, a mixture of halogen spot and fluorescent strip lighting, translucent roof panelling, overhead heating system, 3 phase power supply, male, female and DDA WC facilities and a communal yard area. The spacious layout provides ample room for creative design and functional use, allowing you to tailor the space to suit your specific requirements.

Whether you are looking to establish a new venture or expand an existing one, this ground floor shop unit in Jubilee Business Park presents an excellent opportunity. With its generous space and prime location, it is poised to become a successful base for your business aspirations. Do not miss the chance to secure this versatile commercial property in a sought-after area.

## Key Features

- Ground Floor Shop Unit Located In Jubilee Business Park
- Main Showroom With Rear Office Leading To Kitchen And WC
- Finished To A Modern Standard To Include Electric Roller Shutter Door
- Translucent Roof Panelling And Overhead Heating System
- Commercial Property Circa 1,440 Sq Ft

### Accommodation Comprises:

#### Main Showroom

50'10" x 24'7"

Tiled flooring, electric heating.

#### Rear Office

19'8" x 7'10"

Tiled flooring, door leading to:

#### Kitchen

Range of high and low level units, laminate worksurfaces, inset one and a quarter bowl single drainer stainless steel sink unit with mixer taps, tiled flooring.

#### WC

7'2" x 4'11"

White suite comprising low flush w.c., wall mounted wash hand basin, part tiled walls, extractor fan.

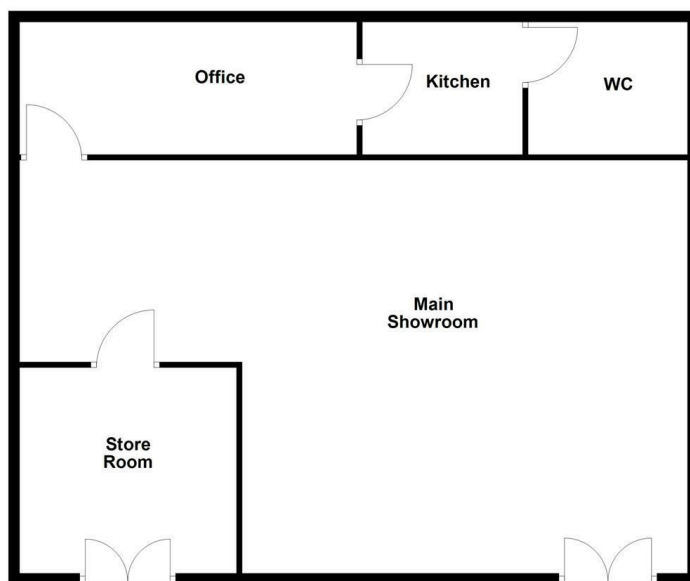
#### Outside

Parking to front.

#### Additional Information

Management Charge approx. £121.25 per quarter (£485pa).  
Rates approx. £4,805.24 pa.

### Ground Floor



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Plan produced using PlanUp.

Abbey Tiles, 21 Jubilee Road, Newtownards

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>Northern Ireland</b>                     | EU Directive 2002/91/EC |           |

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.

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