

ULSTER PROPERTY SALES

UPS

NEWTOWNARDS BRANCH

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Down, BT23 7HZ

028 91811444

newtownards@ulsterproperty.com

NETWORK STRENGTH - LOCAL KNOWLEDGE



**13 REGENT STREET,
NEWTOWNARDS, BT23 4AB**

OFFERS AROUND £290,000



This is a unique opportunity to purchase a prominent retail property on Regent Street in Newtownards.

Regent Street has a variety of independent retailers and coffee shops and Newtownards is a busy market town with a great catchment area including the nearby villages on the Ards Peninsula. Regent Street has a large retail space to the front with excellent storage and the first floor has four rooms, bathroom and a floored roofspace.

This premise comes with the option to purchase an additional residential property to the rear, listed separately under 20 West Street. The West Street property has 2 reception areas, four bedrooms and also benefits from good storage and off street parking via garage access.

Please contact the office for more details on this exciting project!



Key Features

- Prominent Commercial Unit In Newtownards Town Centre
- Partly Renovated Commercial Unit Over Three Floors
- Located Within The Busy Hub Of Newtownards With Great Retail Potential
- Option To Buy Additional Residential Unit to Rear - 20 West Street
- Please Contact The Office For More Details



13 Regent Street

Comprises:

Entrance Porch

Main Room

39'0 x 28'0

Recently plastered, strip lighting, original windows and surrounds.

Storage Room

WC and Cloakroom

White suite.

First Floor Return

Landing

Stained glass window.

Bathroom

Coloured suite comprising low flush wc, bidet, vanity unit with twin sinks and storage, bath with shower head attachment, wood panelled ceiling.

First Floor

Landing

Room 1

23'0 x 13'1

Open fireplace with slate hearth, cast iron inset, surround and mantle, original windows and shutters.

Room 2

14'0 x 13'1

Ceiling rose, cornicing.

Room 3

12'1 x 11'1

Wood laminate flooring.

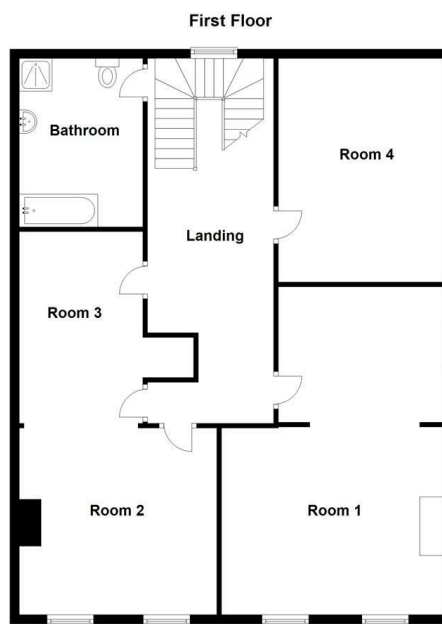
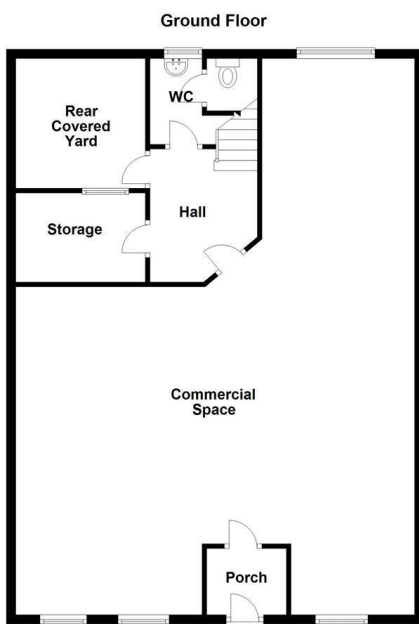
Room 4

13'0 x 10'1

Floored Roofspace

Power and light.





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.

13 Regent Street, Newtownards

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		26	42
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		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.

ULSTERPROPERTYSALES.CO.UK

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