



## 1-3 Court Square, Newtownards, BT23 7NZ

£20,000



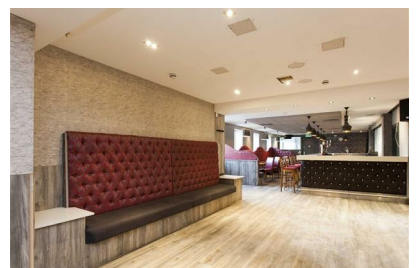
This modern property is located in the centre of Newtownards, just off High Street at the junction of Court Square and Castle Street.

It is a two storey property on a prominent corner position, in an area of the town currently undergoing regeneration and there are lovely views of the Memorial Garden which is to the front of the premises.

Internally, it is bright and modern with the opportunity for circa 100 covers on each level. There is a fully fitted kitchen on the ground floor and multiple storage rooms.

The first floor benefits from its own entrance and therefore could also be used as a nightclub.

The property is fully fitted with bars on both levels, wc's and seating areas.



- Two Storey Building With First Floor ■ Internal Inspection Highly recommended  
Benefitting From Separate Entrance
- Range Of Fixtures And Fittings Included In Sale ■ Bar, Seating Areas And WC's On Both Floors
- Great Location Within Newtownards Town Centre ■ Licensed Premises On A Prominent Corner Position Just Off High Street
- Option to Purchase ■ Rental Incentives Available
- Tenant To Pay Rates.