ULSTER PROPERTY SALES
UPS
NEWTOWNARDS BRANCH
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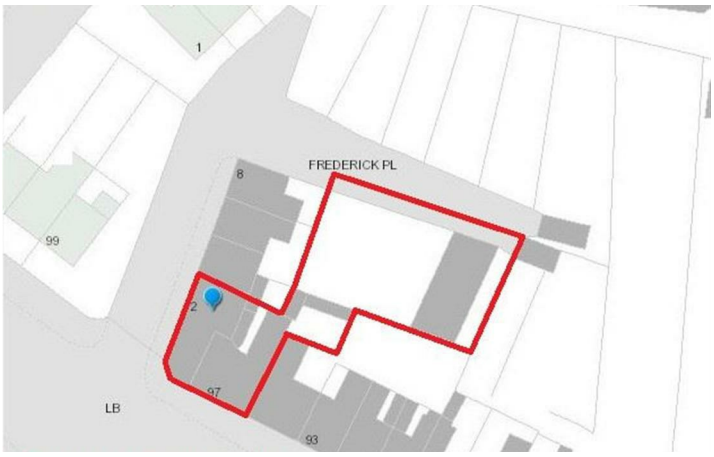
NETWORK STRENGTH – LOCAL KNOWLEDGE

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 -

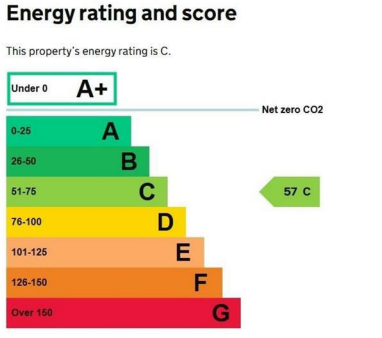
Site With Full Planning Permission
FPP for the erection of 4 town houses which sit perpendicular to Frederick Place. Three of the proposed town houses will be three-storey in nature, with one dormer to each front elevation. One of the mid terrace dwellings will be two-storey in nature which helps create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

As part of our legal obligations under The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, we are required to verify the identity of both the vendor and purchaser in every property transaction.

To meet these requirements, all estate agents must carry out Customer Due Diligence checks on every party involved in the sale or purchase of a property in the UK.

We outsource these checks to a trusted third-party provider. A charge of £20 + VAT per person will apply to cover this service.

You can find more information about the legislation at www.legislation.gov.uk



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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