

FOR SALE



Office/Residential Opportunity

50 Regent Street, Newtownards,
Co. Down, BT23 4LP

- Superb location in Newtownards
- Former Manse
- Suitable for a variety of uses subject to the necessary consents

078 0103 2053



Location

Newtownards is a market town situated approximately 10 miles east of Belfast and 5 miles south of Bangor with a resident population of c.29,000 people and a catchment population of c.165,000 people within a 15-minute drive time.

It is the principal town for the Ards Peninsula. The subject property occupies a prominent and accessible location within the town centre opposite the bus station and within a few minutes' walk of Conway Square, Ards Shopping Centre and Ards Hospital. Surrounding premises include Regent Street Methodist Church, Regent Street Presbyterian Church, Newtownards Courthouse, Wetherspoons, and Newtownards Bus Station.

Description

The subject premises comprise a traditional end of terrace two storey period property situated on the south side of Regent Street. The property was built as a manse and latterly used as an architects' office up until the end of 2021. We understand that the property dates from c.1860 (Source Dept for Communities Historic Building Register).

The building is constructed with sandstone external walls supporting a pitched timber roof covered with Bangor blue slates. Windows are in the main single glazed sash throughout. Internally the property is arranged over two levels providing cellular office accommodation. Access to the upper level is by staircase from the entrance hallway with office rooms leading off.

Accommodation on the ground floor includes four office rooms, storerooms, and a boiler room. On the first-floor accommodation comprises three office rooms, kitchen, storeroom, a bathroom, and a separate WC.

Internally the accommodation is plainly finished with plastered and painted walls and ceilings. Floors are carpeted and lighting is by fluorescent strip ceiling mounted units in the main.

The premises are heated by an oil-fired central heating system feeding wall mounted radiators.

Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice, Sixth edition. All areas being approximate:

Entrance Hall	Sqm	Sqft
Office 1 (ground floor left front)	21sqm	226sqft
Office 2 (ground floor right front)	21sqm	226sqft
Office 3 (ground floor left rear)	10sqm	108sqft
Office 4 (ground floor right rear)	7sqm	75sqft
Office 5/meeting room (ground floor rear)	12sqm	129sqft
Store/boiler room	9sqm	97sqft

Frist Floor Return	Sqm	Sqft
WC		
Bathroom		
Office 6	9sqm	97sqft

First Floor	Sqm	Sqft
Office 7 (right rear)	21sqm	226sqft
Office 8 (right front)	21sqm	226sqft
Office 9/store (front centre)	10sqm	108sqft
Office 10 (front left)	7sqm	75sqft
Staff room/ kitchen area (rear left)	12sqm	129sqft
Store/boiler room	9sqm	97sqft

Total Net Internal Area	151 Sqm	1,626 Sqft
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Outside:

Attached single garage located to rear of premises. Access via church premises.

Rates

We have been advised by the Land and Property Services of the following rating information:

Rates	£
Net Annual Value:	£9,300
Rate in the £ for 2023/24:	£
Estimated Rates payable:	£5,038.18

Title

We understand that the property is held under a Freehold title

VAT

All prices, rentals and outgoings are quoted exclusive of VAT (where applicable)

Sale Proposal

For sale by Private Treaty

Price

Offers over £95,000

Anti-Money Laundering

In accordance with the current Anti-Money laundering (AML) Regulations, the purchaser will be required to satisfy the vendor and their agents regarding the source of the funds used to complete the transaction.

Contact

By appointment through sole agents:

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Whelan Commercial Ltd



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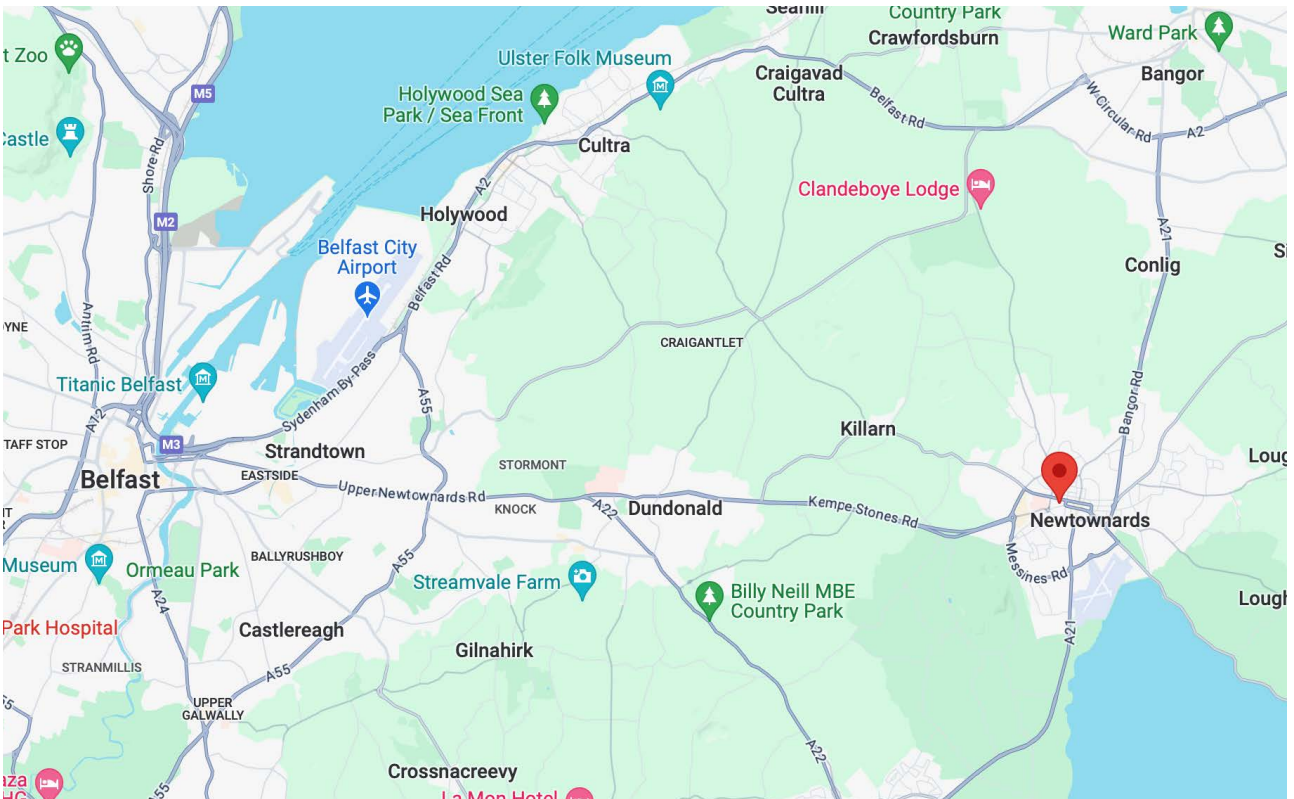


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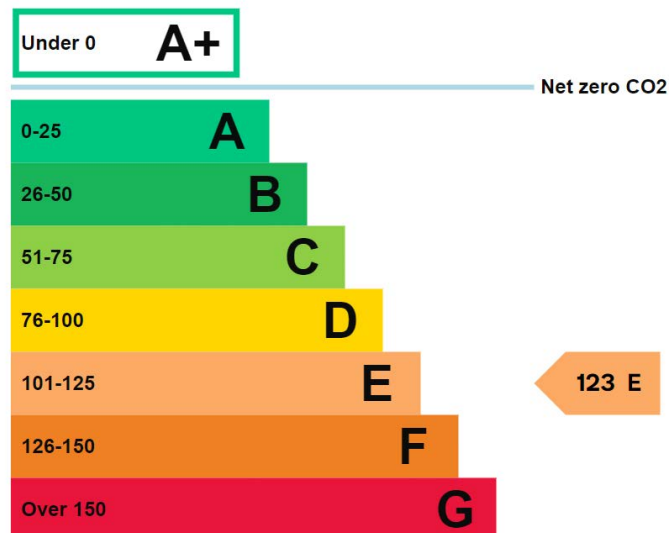


Location map



EPC

This property's energy rating is E.



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

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