

ULSTER PROPERTY SALES

UPS

DONAGHADEE BRANCH

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**17 NEW STREET, DONAGHADEE,
BT21 0AG**

OFFERS AROUND £199,950



Nestled in the heart of the charming coastal town of Donaghadee, this prominent commercial property at 17 New Street offers an exceptional opportunity for any aspiring business owner. Spanning an impressive 1,000 square feet, the retail unit boasts generous floor space across two levels, ensuring ample room for your business to flourish.

The property also features valuable storage on the third floor, which can be utilised to keep your operations running smoothly. Additionally, the outside courtyard presents exciting potential for various uses, whether it be for outdoor seating, additional storage, or even a display area to attract customers.

Donaghadee is a vibrant town that has seen significant growth in its residential market, making it an ideal location for retail ventures. With a diverse range of clientele and a supportive community, your business will benefit from the increasing foot traffic and local patronage.

This retail unit is not just a space; it is a gateway to becoming part of a thriving community. Whether you are looking to establish a new venture or expand an existing one, this property offers the perfect blend of location, space, and potential. Do not miss the chance to make your mark in this bustling town.



Key Features

- Prominent Retail Unit In Donaghadee Town Centre
- Suitable For A Variety Of Uses
- Retail And Storage Space Over Three Floors
- Rear Courtyard Area
- Circa 1000 Sq Ft



Accommodation Comprises:

Ground Floor

Retail Area 1

15'1" x 18'0"

Tiled flooring and understairs storage.

Retail Area 2

15'8" x 12'5"

Part tiled flooring, two changing rooms and access to rear.

Kitchen

Range of low level units, inset stainless steel sink with mixer tap and space for under counter fridge.

WC

White suite comprising, low flush wc and pedestal wash hand basin with mixer tap.

First Floor

Retail Area 3

15'4" x 21'11"

Second Floor

Storage

17'0" x 14'0"

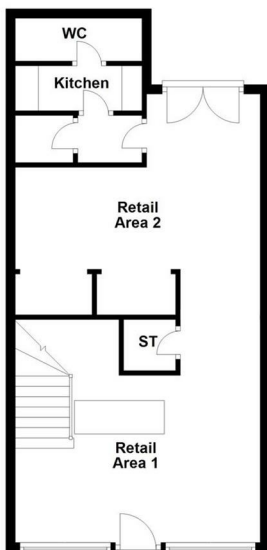
Outside

Rear yard, oil storage tank, seating area.





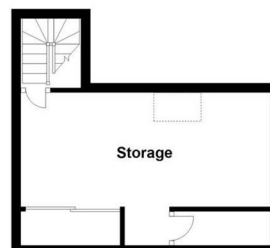
Ground Floor



First Floor



Second Floor



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			
(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 9188 8000.

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.

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.

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