AVISON YOUNG

FOR SALE / TO LET

Castlebawn Business Park, Castlebawn Road, Newtownards

An exciting new development opportunity suitable for a variety of commercial uses (subject to planning)

- Retail/Showroom & Leisure
- Trade Counter
- Drive-Thru Restaurants
- Industrial/Warehouse/Offices
- Medical/Healthcare
- Land Sales

Get more information

Avison Young
3rd Floor, Rose Building
16 Howard Street
Belfast
BT1 6PA
T: +44 028 90316121
F: +44 028 90316120
E: Belfast.propertyavisonyoung.com

Avisonyoung.com/ni

Location

Newtownards is located 10 miles east of Belfast, at the head of Strangford Lough, with a resident population of over 30,000 people and a catchment population of approximately 165,000 people within a 15-minute drive-time.

Newtownards is a prosperous market town and administrative centre, with major employers represented in the borough including Spirit AeroSystems, Denroy Group, Rich Sauces, Willowbrook Foods, Magellan Aerospace, Composite Dynamics, Lakeland Dairies and Thyssenkrupp Materials.

The area is also home to some of the Province's most prominent agri-food companies such as Willowbrook Foods, Mash Direct and Lakeland Dairies.

Newtownards also benefits from a prosperous town centre retail offer as well as the well-established Castlebawn Retail Park accessed on the edge of the town with access from the Castlebawn Southern Link Road (A20) which is home to a range of retailers including Tesco, Lidl, Matalan, Home Bargains, Burger King, Tim Hortons and Starbucks.

Description

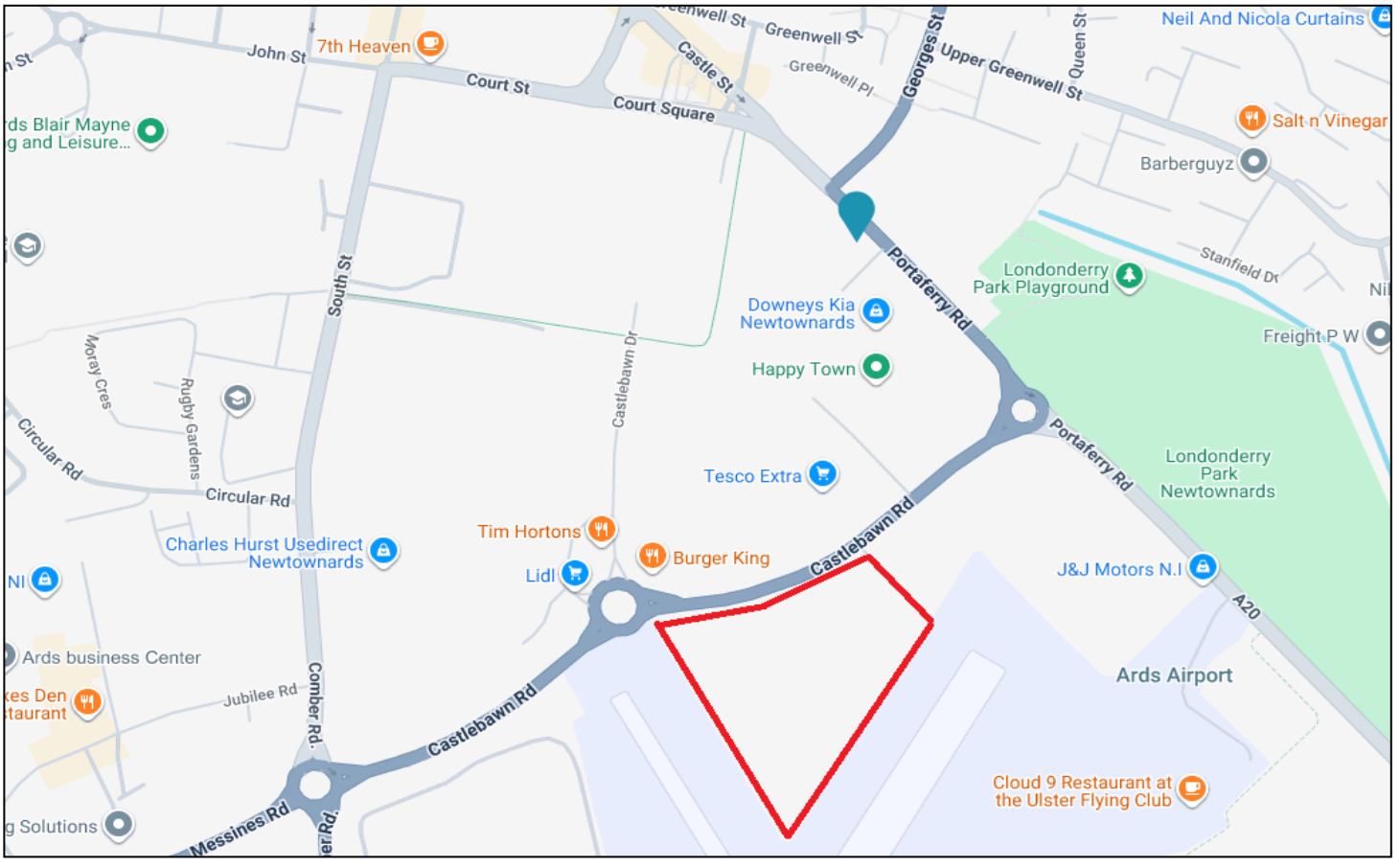
The site is located directly opposite the Castlebawn Retail Park and has its own dedicated access from the A20 Castlebawn Road. The development lands are flat in topography and comprise a total of 10.26 acres / 4.15 hectares situated within the Newtownards settlement limit and currently zoned as White Land with no specific designation.

The adjacent lands have been developed as a purpose-built 80-bed nursing home with additional lands benefitting from planning for commercial development.

The site is considered suitable for a range of commercial development options including, but not limited to, the following (subject to planning) ;-

- Retail/Showroom and Leisure uses
- Trade Counter uses
- Drive-Thru Restaurants
- Warehouse/Logistics/Industrial/Manufacturing uses
- Offices
- Medical/Healthcare uses
- Land sales

The site would be suitable for a range of building sizes and types from 2,500 sqft to 200,000 sqft (232 sqm to 18,500 sqm) and Design & Build enquiries are invited from occupiers with specific requirements for lease or purchase as well as consideration being given to individual plot sales.



Map Not to scale

Site Area
The total site extends to approx. 10.26 acres / 4.15 hectares.

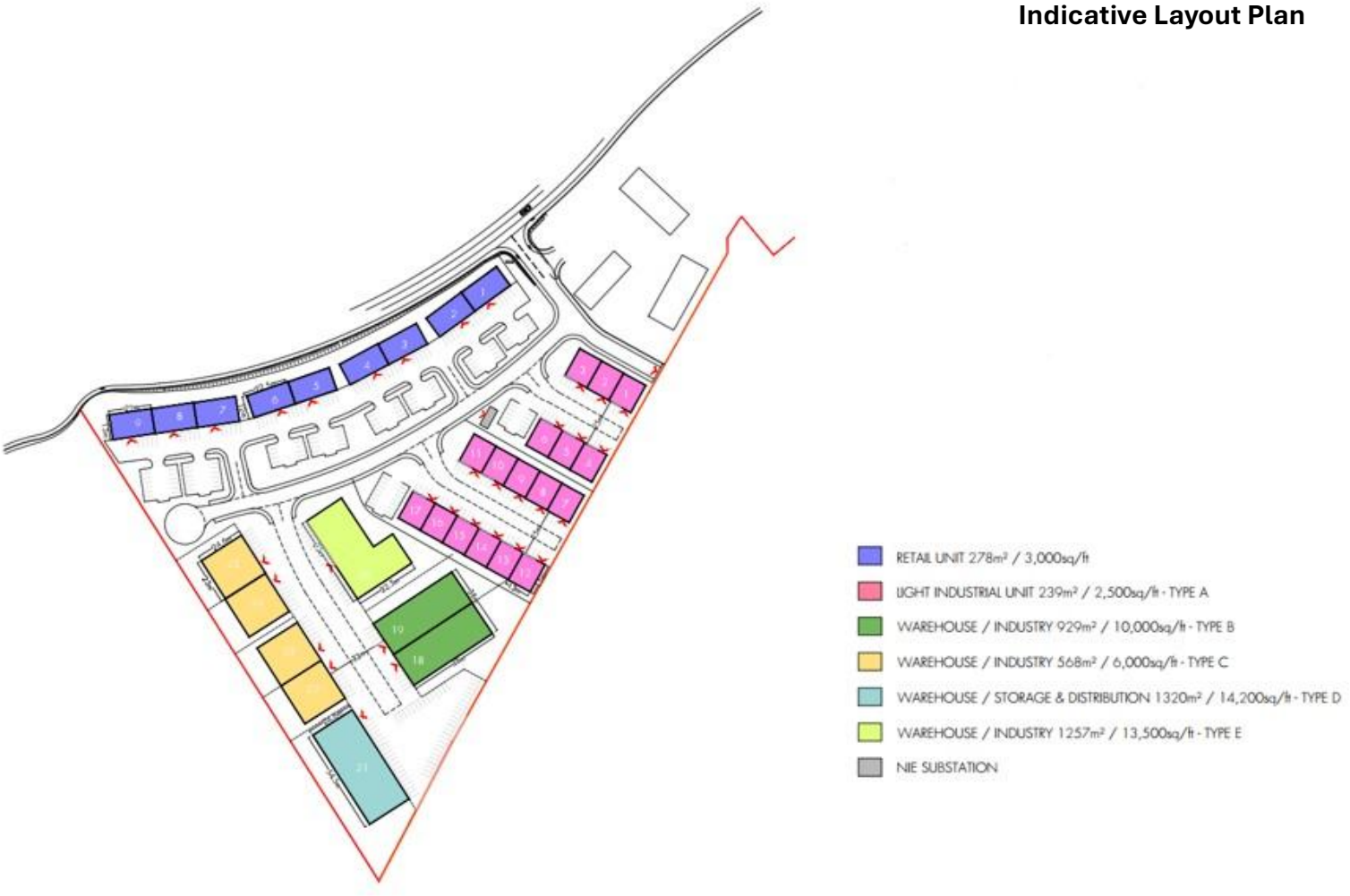
Title
We have assumed the property is held freehold or long leasehold, subject to a nominal ground rent.

Terms
Upon Application.

VAT
All prices quoted are exclusive of VAT which may be chargeable.

The indicative scheme layout below is included for information purposes only at this stage.

Indicative Layout Plan



Avison Young hereby gives notice that the information provided either for itself, for any joint agents or for the vendors lessors of this property whose agent Avison Young is in this brochure is provided on the following conditions:

1. The particulars are set out as a general outline only, for the guidance of intending purchasers and/or lessees and do not constitute an offer or contract, or part of an offer or contract.
2. All descriptions, dimensions and references to this property's condition and any necessary permission for use and occupation, and any other relevant details, are given in good faith and are believed to be correct. However, any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves of their correctness by inspection or otherwise.
3. No person in the employment of Avison Young, or any joint agents, has any authority to make or give any representation or warranty whatsoever in relation to the property or properties in this brochure.
4. All prices quoted are exclusive of VAT.
5. Avison Young shall have no liability whatsoever in relation to any documents contained within the brochure or any elements of the brochure which were prepared solely by third parties, and not by Avison Young.

Anti-Money Laundering: To comply with our legal responsibilities for Anti-Money Laundering, it will be necessary for the successful bidder to provide information necessary to complete these checks before the deal is completed. Information required will include:

1. Corporate structure and ownership details.
2. Identification and verification of ultimate beneficial owners.
3. Satisfactory proof of the source of funds for the Buyers / funders / lessee.

To find out more, please contact:

Jago Bret, MRICS
Email: jago.bret@avisonyoung.com
Tel: 07903806967 / 028 90316123

AVISON YOUNG