

ULSTER PROPERTY SALES

UPS

DONAGHADEE BRANCH

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0AQ

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**1-3 NEW STREET,
DONAGHADEE, BT21 0AG**

OFFERS AROUND £385,000

Nestled in the vibrant heart of Donaghadee, this fantastic commercial unit presents an exceptional opportunity for entrepreneurs and investors alike. The property comprises two versatile retail or commercial units, ideal for a variety of uses including retail shops, offices, or salons, catering to the diverse needs of this thriving community.

In addition to the commercial space, the first floor boasts a luxurious apartment, perfect for short-term rentals such as AirBnB, or for those seeking a comfortable living space in a bustling area. This dual-purpose property not only offers a prime location for business but also the potential for additional income through residential leasing.

Donaghadee is a growing community, rich in character and charm, making it an attractive destination for both locals and visitors. The area is well-served by amenities and enjoys a steady flow of foot traffic, ensuring that your business will benefit from high visibility and accessibility.

Furthermore, the property includes an ATM income, adding another layer of financial benefit to this already appealing investment.

For those interested in exploring this remarkable opportunity further, we invite you to contact UPS Donaghadee for more information and to arrange a private tour. This is a chance not to be missed for anyone looking to establish themselves in a dynamic and supportive environment.



Key Features

- Commercial and Residential Premises In The Heart Of Donaghadee Town Centre
- Unit One Previously Used As A Sunbed Salon, Potential For Multiple Offices Or Variety Of Other Uses
- First Floor, Two Bedroom Apartment Suitable For Air BnB Or For Long Term Rental
- Gas Fired Central Heating
- Rental Information Available From The Office
- Two Separate Ground Floor Commercial Units
- Unit Two previously used as Coffee Shop / Sit in or Takeaway
- CCTV Security Camera And Alarm System
- Viewing Is Recommended To Appreciate Full Potential



Accommodation Comprises

Retail Unit 1

26'8" x 23'6"

Retail Unit 2

Entrance Hall

Office

7'8" x 6'9"

W/C

White suite comprising low flush wc and wall mounted wash hand basin.

Room 1

7'10" x 6'6"

Room 2

10'7" x 5'10"

Room 3

8'11" x 8'7"

Room 4

8'11" x 8'0"

Room 5

8'11" x 8'0"

Apartment

Porch

Recessed spotlights.

Living/Dining Room

26'8" x 23'6"

Projector, space for dining, encased gas fired boiler.

Hall

Built in storage, plumbed for washing machine and tumble dryer.

Kitchen

13'0" x 6'8"

Fitted kitchen with a range of high and low level units, laminate work surfaces, inset wash hand basin with mixer tap, integrated dishwasher, integrated oven, four ring electric hob, stainless steel extractor fan and hood, space for fridge/freezer, space for dining, recessed spotlights.

Bedroom 1

16'9" x 12'4"

Double bedroom.

Bedroom 2

15'5" x 9'1"

Double bedroom.

Shower Room

White suite comprising walk in shower enclosure with wall mounted overhead shower and sliding glass doors, vanity unit with mixer tap and storage, low flush w/c, heated towel rail, tiled floor, partially tiled walls, recessed spotlights, extractor fan.











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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RENTAL DIVISION
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