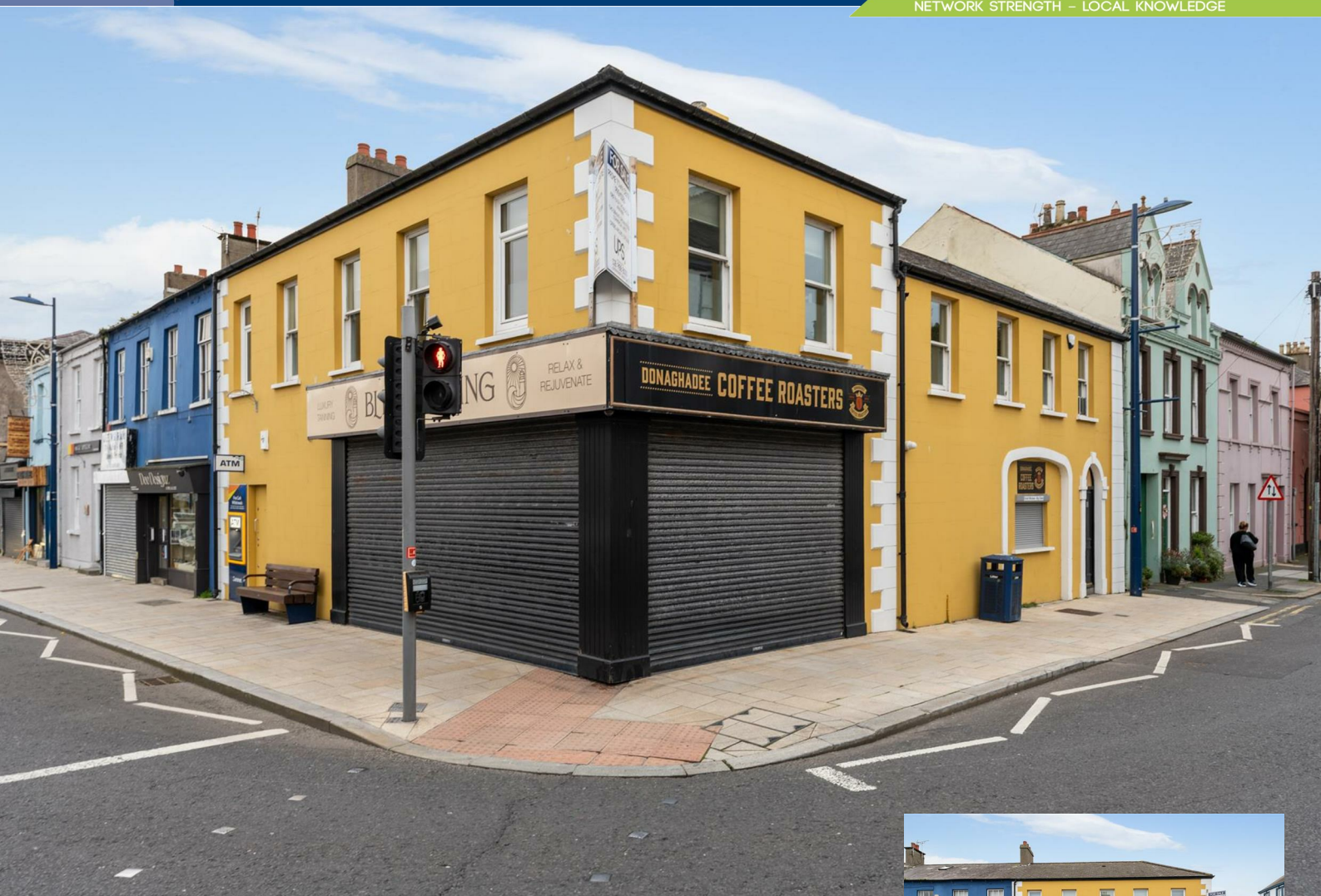




1-3 NEW STREET, DONAGHADEE, BT21 0AG



Nestled in the vibrant heart of Donaghadee, this fantastic residential apartment 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.

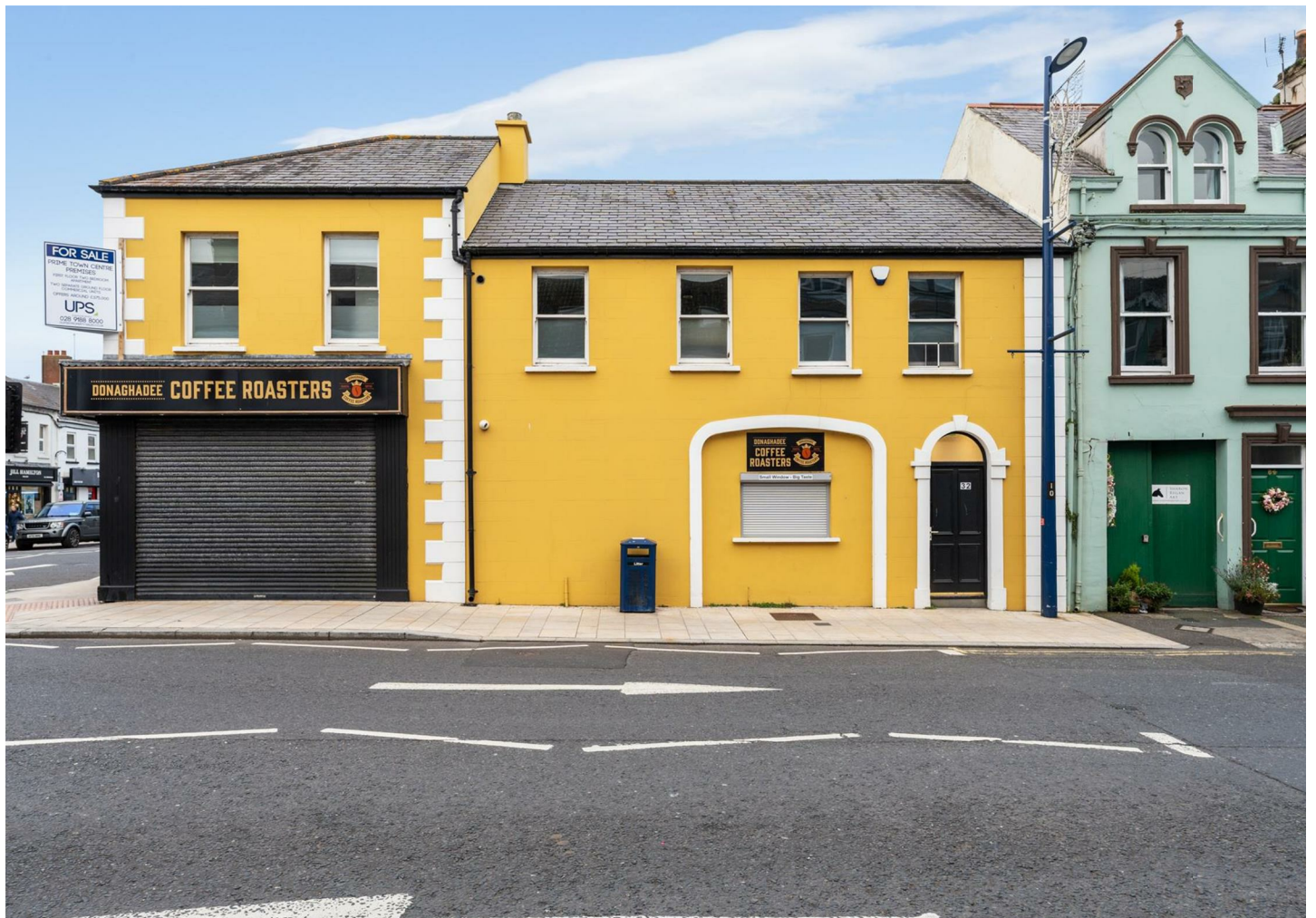
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(94 plus) A		
(81-93) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland		
EU Directive 2002/91/EC		

OFFERS AROUND £385,000

1-3 NEW STREET, DONAGHADEE, BT21 0AG

Key Features

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

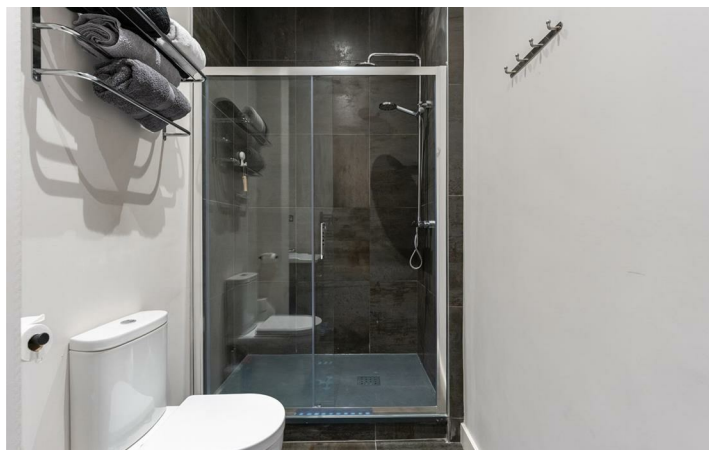
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Questions you may have.

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 Laura on .

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. 18515162

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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RENTAL DIVISION
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