

ULSTER PROPERTY SALES

# UPS

**DONAGHADEE BRANCH**

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0AQ

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NETWORK STRENGTH - LOCAL KNOWLEDGE



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

**OFFERS AROUND £195,000**





Located in the heart of Donaghadee town centre, 9 and 9A New Street present an excellent mixed-use investment opportunity, comprising a ground floor commercial unit with a residential apartment above. The commercial premises currently generate an income of £120 per week from a long-established barber, offering immediate and reliable rental return in a high footfall location.

Accessed via a separate entrance, the residential accommodation is laid out over the upper floors and is well maintained throughout. The property benefits from gas-fired central heating and double-glazed windows. Internally, the accommodation includes a hall and landing with wood laminate flooring and built-in storage housing the gas boiler. The modern fitted kitchen is equipped with a range of high and low level units, laminated work surfaces, integrated oven, four-ring electric hob, stainless steel extractor, washing machine and under-counter fridge, finished with recessed spotlighting and wood laminate flooring. The shower room comprises a white suite with corner shower enclosure, overhead shower, low flush WC, pedestal wash hand basin, heated towel rail and extractor fan.

There is a well-proportioned double bedroom, while the top floor living and dining room offers a bright and comfortable living space, enhanced by Velux-style windows and useful eaves storage.

With its prime town centre position, existing commercial income and low-maintenance residential accommodation, this property will appeal to investors seeking a solid return or those looking for a versatile live-and-work opportunity by the coast. Early viewing is strongly recommended to appreciate the potential on offer.



## Key Features

- Mixed Use Premise: Ground Floor Commercial and First Floor Residential Apartment
- One Double Bedroom, Modern Fitted Kitchen, Family Shower Room
- Open Plan Living/Dining Room With Eaves Storage
- Gas Fired Central Heating And Double Glazed Windows
- Located In The Heart Of Donaghadee Town Centre, Close To Amenities, Main Arterial Routes And The Sea Front
- Commercial Unit Below Offering Prime Location For Footfall And Any Potential Clients
- Early Viewing Recommended



## Accommodation comprises

### Hall

Wood laminate flooring

### Landing

Wood laminate flooring, built in storage with gas fired boiler.

### Kitchen

7'4" x 5'3"

Modern fitted kitchen, range of high and low level units, laminated work surfaces, single stainless steel sink with mixer tap and drainer, four ring electric hob, integrated oven, stainless steel extractor fan, washing machine, under counter fridge, part tiled walls, wood laminate floor, recessed spotlights.

### Shower Room

White suite comprising, corner shower enclosure, wall mounted overhead shower, sliding doors, pedestal wash hand basin with mixer tap, low flush w/c, heated towel rail, extractor fan, part tiled walls.

### Bedroom 1

13'8" x 8'1"

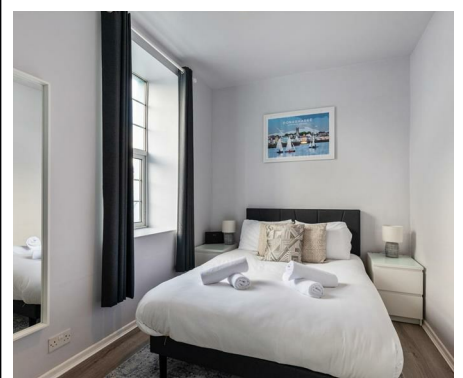
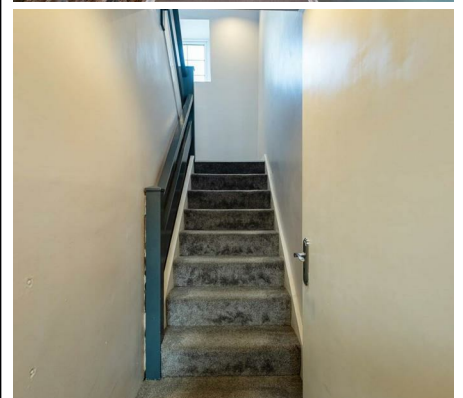
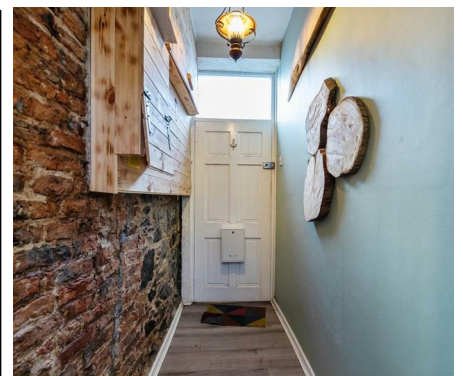
Double bedroom, wood laminate flooring.

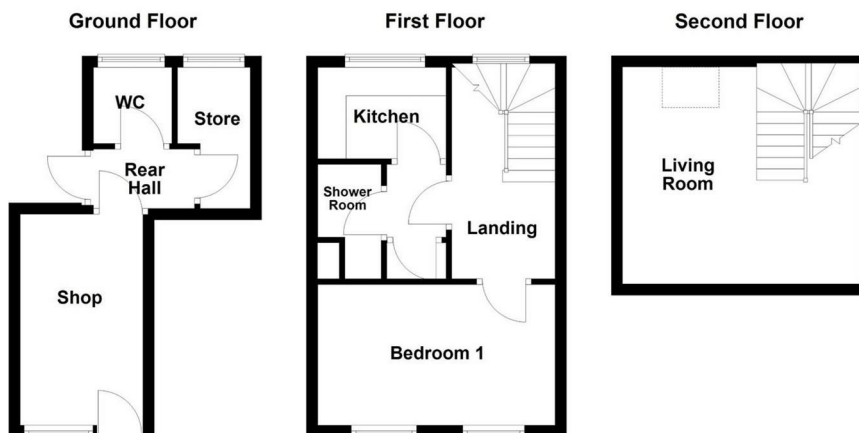
## Living/Dining Room

13'8" x 12'7"

Eaves storage, velux style window, wood laminate flooring.

## Commercial Unit





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		74	
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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