

ULSTER PROPERTY SALES

# UPS

**RENTALS - DONAGHADEE**

41-43 High Street, Donaghadee, BT21  
0AQ

028 9188 8000

donaghadee@ulsterpropertysales.co.uk

NETWORK STRENGTH - LOCAL KNOWLEDGE



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

**£850 PER MONTH**



An exceptional commercial rental opportunity in the heart of Donaghadee, offering versatile premises within a thriving seaside town.

The property comprises an adaptable ground floor retail/commercial unit, suitable for a variety of business uses including retail, office space, beauty, or professional services. Positioned within a busy and well-established area, the premises benefit from strong footfall and excellent visibility, making it an ideal base for a growing or established business.

Donaghadee is a vibrant and expanding coastal community, renowned for its character, charm and steady visitor numbers throughout the year. With excellent local amenities and a supportive business environment, this is a rare opportunity to secure premises in a highly desirable setting.

For further information or to arrange a viewing, please contact UPS Donaghadee. This is a prime opportunity to establish your business in one of the area's most attractive and well-positioned locations.



## Key Features

- Retail Or Commercial Units In The Heart Of Donaghadee Town Centre
- Ground Floor Commercial Unit
- Unit One Previously Used As A Sunbed Salon, Potential For Multiple Offices Or Variety Of Other Uses
- CCTV Security Camera And Alarm System
- Gas Fired Central Heating
- Viewing Is Recommended To Appreciate Full Potential
- Rental Information Available From The Office



## Accommodation Comprises

### 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

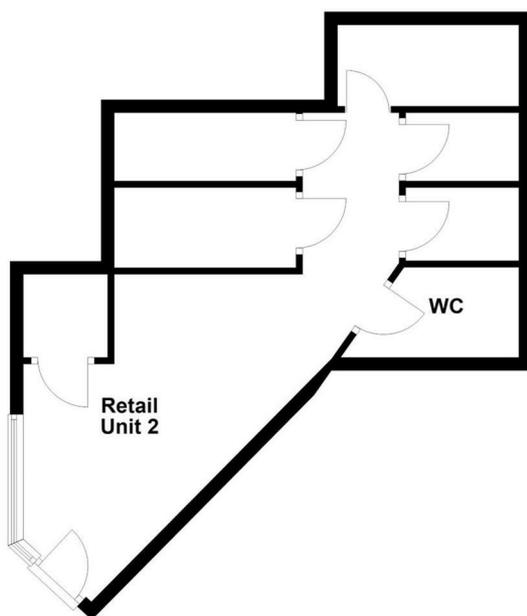
8'11" x 8'0"

### Room 5

8'11" x 8'0"



### Ground Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>Northern Ireland</b>		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.

ULSTERPROPERTYSALES.CO.UK

ANDERSONSTOWN  
028 9060 5200

BANGOR  
028 9127 1185

DONAGHADEE  
028 9188 8000

GLENGORMLEY  
028 9083 3295

RENTAL DIVISION  
028 9070 1000

BALLYHACKAMORE  
028 9047 1515

CARRICKFERGUS  
028 9336 5986

DOWNPATRICK  
028 4461 4101

MALONE  
028 9066 1929

BALLYNAHINCH  
028 9756 1155

CAVEHILL  
028 9072 9270

FORESTSIDE  
028 9064 1264

NEWTOWARDS  
028 9181 1444



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