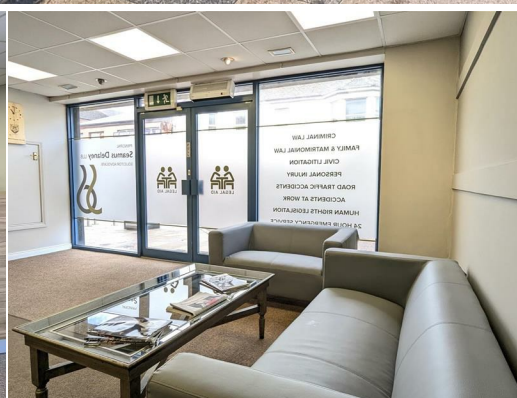




Energy Efficiency Rating

	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 	

Let's point you in the right..... **DIRECTION**

- Prime high street location in the centre of Newcastle
- Suitable for a range of professional services or retail businesses
- Floor space: approx. 79.1 sq. m. (852 sq. ft.)

£13,000 Per Annum

Unit 1 106 Main Street

Newcastle, BT33 0AE

Situated in a prime position on Newcastle's busy Main Street, this commercial premises offers an excellent opportunity for a wide range of professional or retail businesses. The property extends to approximately 79.1 sq. m. (852 sq. ft.) and is ideally suited to uses such as solicitors, accountants, financial advisors or boutique retail.

The unit enjoys a strong high street presence with good levels of passing footfall, making it a highly visible location for any business. Please note, the property is not suitable for takeaway or food service uses.

Current rates are £5,857.64 per annum, with an additional water charge of approximately £85 per quarter.

The premises is available from the start of November and the landlord is seeking a tenant who is in a position to commit to a five year lease.



pd
PROPERTY
DIRECTIONS

GROSS INTERNAL AREA
FLOOR PLAN: 79.1 m²
TOTAL: 79.1 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Matterport



If you are considering the sale of your own property, we would be pleased to provide you with a valuation. | We are able to introduce you to a Financial Adviser in respect of arranging a mortgage, please ask for details. All measurements are approximate and are for general guidance only. Any fixtures, fittings, services heating systems, appliances or installations referred to in these particulars have not been tested and therefore no guarantee can be given that they are in working order. Photographs have been produced for general information and it cannot be inferred that any item shown in included in the property. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor does not make or give and neither do Property Directions nor does any person in their employment have any authority to make or give any representation or warranty whatever in relation to this property.

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