

# 1 Quarry Heights Newtownards, BT23 7SZ

*Offers around £500,000*



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# Prominent Commercial Premises In Prime Location

1 Quarry Heights, Newtownards presents an exceptional opportunity to acquire a substantial commercial warehouse in a highly accessible location just minutes from Newtownards town centre. This well-appointed property offers extensive accommodation across two floors, making it suitable for a range of business and storage uses.

The ground floor comprises approximately 8,796 sq. ft. (817.47 sq. m) and includes a variety of well-defined retail spaces, complemented by both

male and female toilet facilities. The layout is versatile, allowing for easy adaptation to suit different commercial requirements.

The first floor extends to around 6,353 sq. ft. (590.42 sq. m) and provides a mixture of office and storage accommodation, along with a convenient kitchen area for staff use. The upper level is well-suited to administrative operations or additional storage, offering flexibility for growing businesses.

Currently the premises is let at an annual rent of £42000 plus vat. The original lease was for a term of 5 years and there is around 30 months remaining.

Externally, the property benefits from a shared hard-standing yard and approximately 10 dedicated car parking spaces, enhancing both functionality and convenience for staff and visitors.





# PROPERTY FEATURES

- Prime Commercial Warehouse
- Versatile Layout
- Currently Let At £42,000 Per Annum Until August 2028
- Offices, Stores And Kitchen On First Floor
- Ground Floor Extends To Approx. 8,796 sq. ft. (817.47 sq. m)
- Shared Yard With Approx. 10 Car Parking Spaces
- Located Close To Newtownards Town Centre
- First floor comprises approx. 6,353 sq. ft. (590.42 sq. m)
- Convenient Location With Excellent Accessibility To Transport Links
- Multiple Retail Areas And Toilet Facilities On Ground Floor





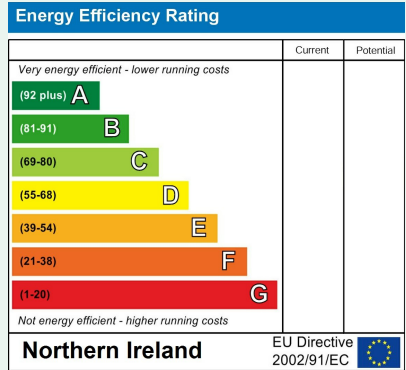
# PROPERTY MEASUREMENTS

Reception	18'5" x 10'5"
Retail Area 1	30'5" x 17'1"
Retail Area 2	33'0" x 19'10"
Retail Area 3	37'5" x 32'8"
Retail Area 4	39'1" x 26'3"
Retail Area 5	19'10" x 19'10"
Office	16'7" x 11'0"
Rear Office	78'6" x 58'11"
Side Hall	
Toilets	
Retail Area 6	59'7" x 19'1"
Store 1	57'10" x 19'1"
Store 2	59'10" x 19'6"
Office 1	14'0" x 12'5"
Office 2	22'1" x 17'5"
Office 3	19'7" x 11'4"
Kitchen	13'5" x 5'7"
Outside	
Shared hard standing area, Approximately 10 dedicated car parking spaces	

REQUIRED INFO UNDER TRADING STANDARDS GUIDANCE  
 Rates - NAV understood to be approx. £21,700 per annum  
 Ground Floor: 8796 sq. ft. (817.47 sq.m)  
 First Floor: 6353 sq. ft. (590.42 sq.m)  
 Directions  
 Quarry Heights, Newtownards

### Energy Efficiency Rating

The rating for this property is:



\* For your information: The UK average rating is 'E50'.

WHAT3WORDS: word.word.word



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**Bangor & Donaghadee**  
 125 Main Street, Bangor BT20 4AE  
 028 9147 9393

**Ballyholme**  
 88a Groomspoint Road, Bangor BT20 5NF  
 028 9147 9444

**Comber & Ards**  
 7a The Square, Comber BT23 5DX  
 028 9140 4100



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