

# FOR SALE

Hardford Lodge

Grade B2 Listed Building in Need of Complete Refurbishment

65 West Street, Newtownards BT23 4EN



## LOCATION

Newtownards is located approximately 12 miles east of Belfast and has a district population of c.70,000 persons. The building is located on West Street which runs parallel to Regent Street and adjacent to James Street. It is in close proximity to the town centre. Neighbouring occupiers in the vicinity include Family Resource Centre, Hartford Inn, Tuk Tuk Restaurant and Newtownards Court House.

## DESCRIPTION

The subject property is a Grade B2 listed building constructed c.1840 and formerly comprised Ground & First Floor Office accommodation plus approximately 10 on site car park spaces to the rear. It is in serious disrepair following several fires and in need of complete refurbishment.

We understand various grants are available for both works to the building and professional fees. Prospective purchasers are advised to make their own enquiries.

**54 High Street Hollywood BT18 9AJ Telephone +44 (0)28 9042 4747 e-mail: [dee@trcommercial.co.uk](mailto:dee@trcommercial.co.uk)**

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### ACCOMMODATION

(measured previously on a net internal basis)

Ground Floor	c. 919 sq.ft. (85.4 sq.m.)
First Floor	c. 777 sq.ft. (72.2 sq.m.)
<b>Total Accommodation</b>	<b>c. 1,696 sq.ft. (157.6 sq.m.)</b>

### GRANT FUNDING

We are advised that Grant Aid is available. Prospective purchasers are advised to make their own enquiries.

### PRICE

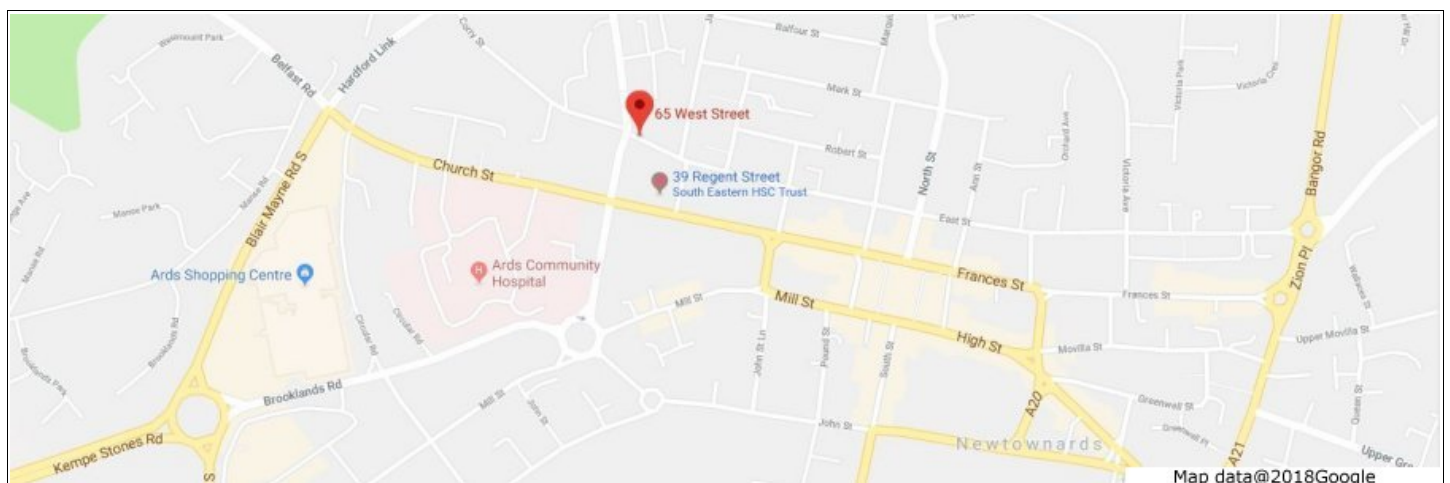
**Seeking offers over £30,000**

**VAT** All prices quoted are exclusive of VAT, which may be chargeable

**EPC** Not applicable

**VIEWING** By appointment with Sole Agent 028 9042 4747

**NOTE:** Under the terms of the Estate Agents Act 1979, we are required to disclose to prospective purchasers that a Partner of Templeton Robinson Commercial is related to the Directors of the Vendor Company.



**54 High Street Holywood BT18 9AJ Telephone +44 (0)28 9042 4747 e-mail: [dee@trcommercial.co.uk](mailto:dee@trcommercial.co.uk)**

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