

FOR SALE

(Due to Retirement)

Excellent Double Retail Unit plus Trading Business as a Going Concern
County Hardware, 6-8 New Street, Donaghadee BT21 0AG



LOCATION / DESCRIPTION

The subject property is located on New Street, Donaghadee. Donaghadee is an attractive coastal town in County Down located approximately 18 miles to the east of Belfast and 6 miles from Bangor on the Ards Peninsula. It has a population of c. 7,000 people.

The property comprises double retail unit currently trading as a hardware store. The current owner wishes to retire and it is both the property and business that are offered for sale.

Accommodation

Ground Floor Retail Sales	c. 1,258 sq.ft.	(121.7 sq.m.)
Kitchen	c. 53 sq.ft.	(4.9 sq.m.)
Plus WC		
First Floor Sales / Storage	c. 923 sq.ft.	(85.7 sq.m.)
Attic Store	c. 117 sq.ft.	(10.9 sq.m.)
Total Accommodation	c. 2,351 sq.ft.	(223.2 sq.m.)

Outside Enclosed rear yard plus outbuildings with alley onto Townhall Lane.

54 High Street Holywood BT18 9AJ Telephone +44 (0)28 9042 4747

e-mail: dee@trcommercial.co.uk

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Misrepresentation Act 1967: The premises are offered subject to contract, availability and confirmation of details. The particulars do not form any part of a contract and whilst believed to be correct no responsibility can be accepted for any errors. None of the statements contained in the particulars are to be relied on as statements of fact. Any interested purchasers or lessees must satisfy themselves by inspection or otherwise as to the correctness of those statements. The Vendors or Lessors do not make or give TRC or any person in its employment, any authority to make or give any representations or warranty whatsoever in relation to this property. Unless otherwise stated all prices and rentals are exclusive of VAT to which they may be subject.



PRICE	Offers around £175,000 exclusive	
VAT	All prices quoted are exclusive of VAT, which may be chargeable	
Rates	NAV	£10,700
	Rates payable 2019/20 (with SBRR)	£4,877.81
Accounts	Available to genuinely interested parties and once proof of funding established.	
TUPE	The trading hardware shop business is included in the sale and the purchaser will be required to comply with the current TUPE legislation and employment.	
EPC	D-80	
VIEWING	By appointment with Sole Agent 028 9042 4747	



Energy Performance Asset Rating

More energy efficient

A+

Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

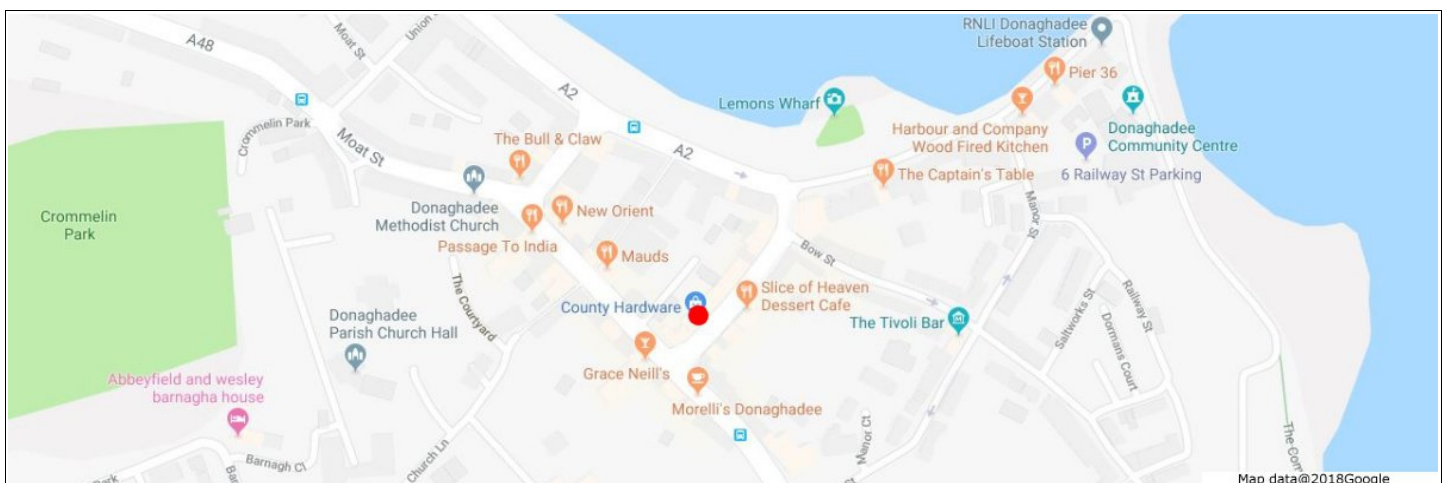
80 This is how energy efficient the building is.

E 101-125

F 126-150

G Over 150

Less energy efficient



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