



**FOR SALE** (Due to Abortive Negotiations)

Former Banking Hall extending to c. 6,190 sq ft (576 sq m)

**28–32 Main Street, Newcastle BT33 0AD**

**OK  
T**



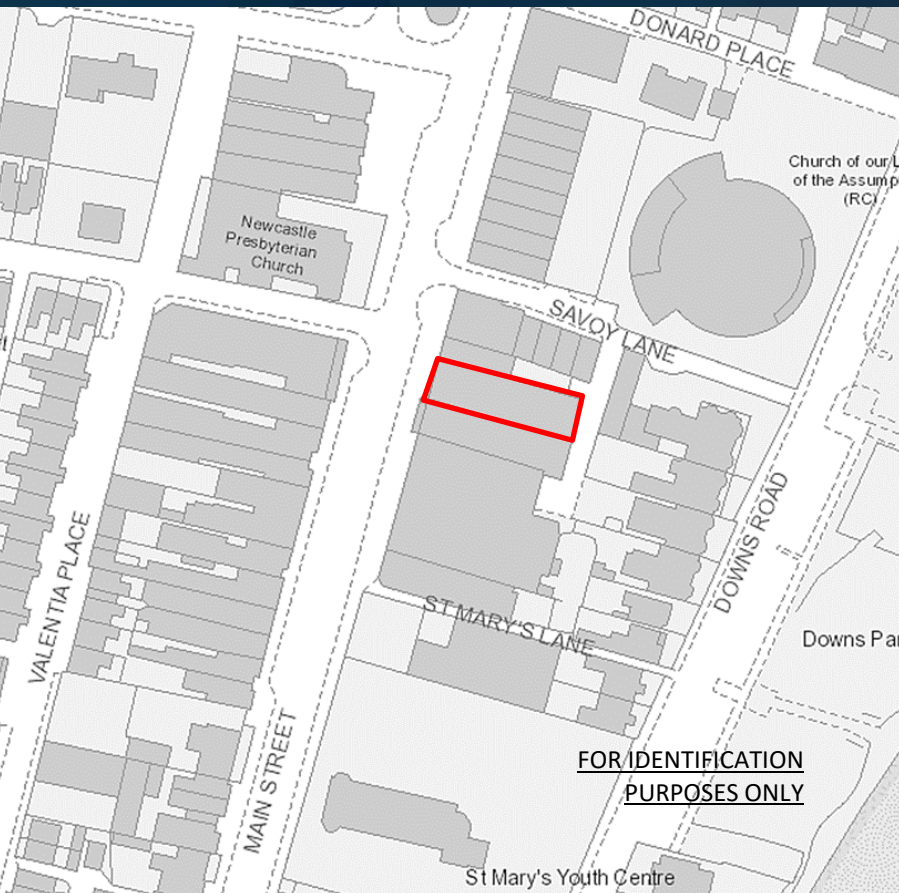
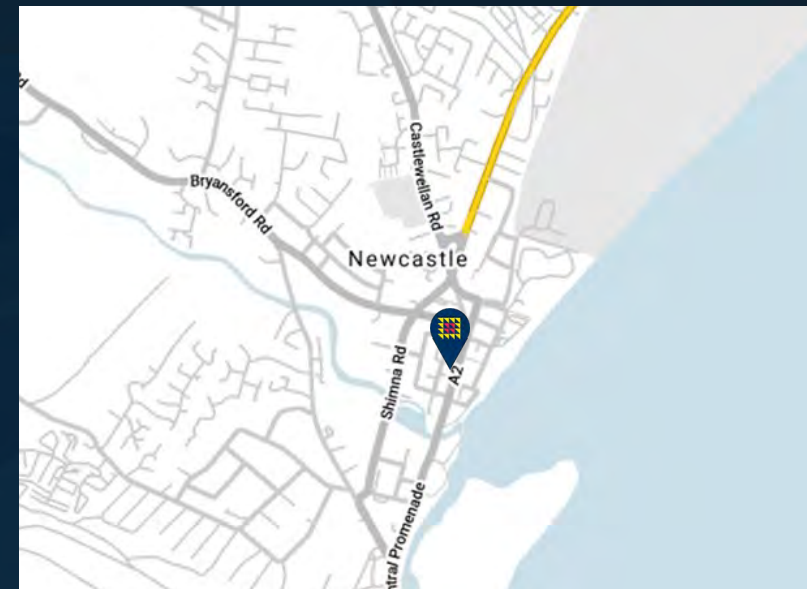
# LOCATION

Newcastle is a small seaside resort in County Down located c. 32 miles from Belfast. Newcastle Town centre operates on a mainly one way system with the town focus being on Main Street and The Promenade.

Newcastle is home to the Slieve Donnard Hotel and also the Royal County Down Golf Club, Northern Ireland's most exclusive club which is ranked amongst the best in the world and it provides the gateway to the beautiful and ever popular Mourne Mountains.

The town has a strong tourism sector with high numbers of visitors during seasonal periods who benefit from the attractive promenade which runs along the seafront.

The property is located on Main Street within the town centre, in the prime commercial area of the town.



c. 8,000

Population at last Census



Neighbouring occupiers include Wadworths, AJC Electrical, The Donnard Hotel, Villa Vinci & Harts Pharmacy



Easily accessed via A2/A24 with an abundance of public car parking in close proximity



c. 5 mins walk to Rail / Bus Station

## TRAVEL TIMES

**60  
MINS**

Drive to  
BELFAST

**35  
MINS**

Drive to  
NEWRY

**20  
MINS**

Drive to  
DOWNPATRICK

FOR IDENTIFICATION  
PURPOSES ONLY

# DESCRIPTION

The subject comprises a two storey building in Main Street within the town centre on a site of c. 0.08 acres.

The accommodation comprises the former banking hall, customer area, interview rooms, offices and strong room, with the first floor providing staff and office accommodation and stores.

The property is well fitted throughout with finishes including carpeted flooring painted / plastered walls, part suspended ceilings with recessed spot / strip fluorescent lighting and it has both air conditioning and oil fired heating.

Suitable for a wide variety of uses to include retail / office / residential, subject to any necessary planning consents.



# ACCOMMODATION

Description	Area sq m	Area sq ft
GROUND FLOOR	c. 288 sq m	3,095 sq ft
FIRST FLOOR	c. 288 sq m	3,095 sq ft
Total G.I.A. Accommodation	c. 576 sq m	6,190 sq ft

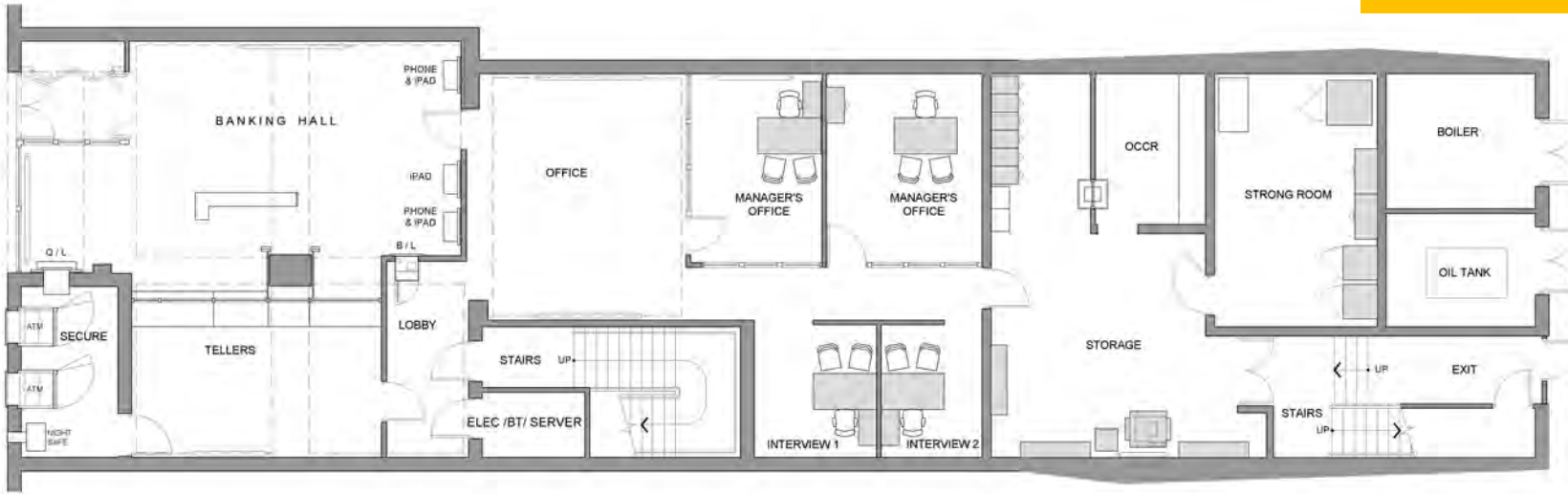
Note: Scaled floor plans are available upon request.

# SITE AREA

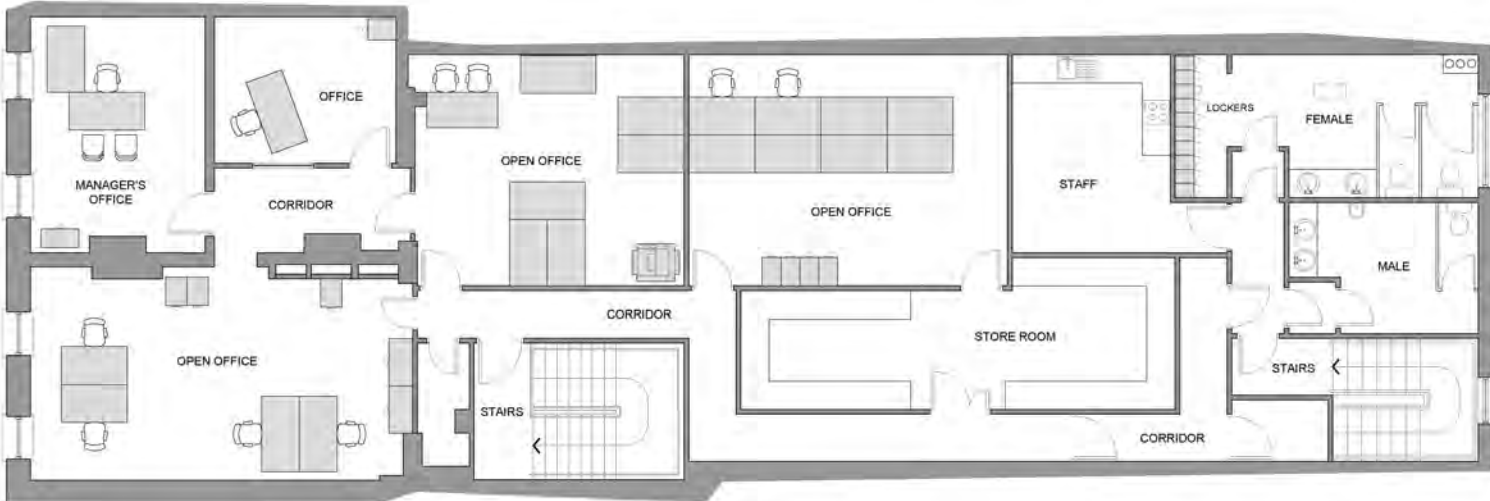
The subject extends to c. 0.08 acres







Ground Floor Plan



FLOOR PLANS

First Floor Plan



# SALES DETAILS

## PRICE

We are seeking offers in the region of £275,000.

## TITLE

The property is held by way of freehold title.

## VAT

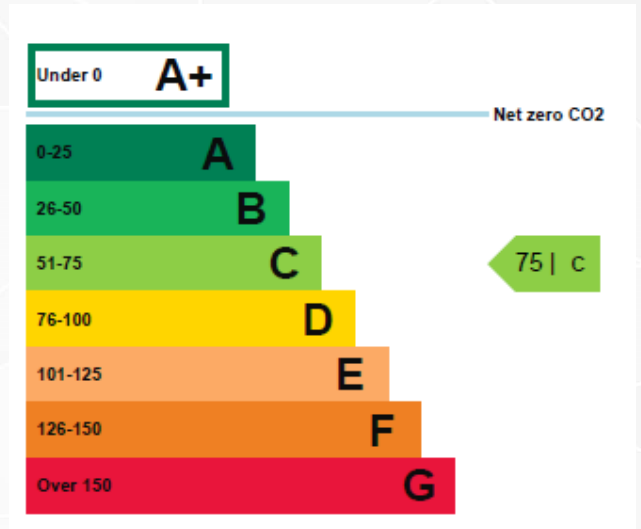
All prices, outgoings etc are exclusive of, but may be subject to VAT.

## NAV

We are advised by the Land and Property Service that the Nav for the subject property is £17,400. The commercial rate in the pound for 2022/2023 is £0.523633.

**Please note that all perspective purchasers should make their own enquiries to confirm the NAV / rates payable.**

## EPC CERTIFICATE



## Customer Due Diligence:

As a business carrying out estate agency work we are required to verify the identity of both the vendor and the purchaser as outlined in the following: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <http://www.legislation.gov.uk/uksi/2017/692/made>. Any information and documentation provided by you will be held for a period of 5 years from when you cease to have a contractual relationship with OKT. The information will be held in accordance with General Data Protection Regulation (GDPR) on our client file and will not be passed on to any other party, unless we are required to do so by law and regulation.

FILE REF: 9129

# CONTACT DETAILS

IAIN MCCABE

ian.mccabe@okt.co.uk

ALAN MCKINSTRY

alan.mckinstry@okt.co.uk

028 9024 8181

OKT.CO.UK



OKT for themselves and for the Vendors or Lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute, nor constitute part of, an offer at contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but their accuracy is not guaranteed and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of O'Connor Kennedy Turtle has any authority to make or give any representation or warranty in relation to this property. (iv) OKT have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.