# 24 Frances Street

# Newtownards, BT23 7DN

*Offers Over* £120,000

VICTORIA PINKERTON

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# Prime Commercial Space In Bustling Frances Street, Newtownards

Nestled in the heart of Newtownards, Frances Street presents an exceptional opportunity for those seeking a commercial property in a vibrant and bustling area. This prime location is well-suited for a variety of business ventures, offering excellent visibility and foot traffic, which are essential for any thriving enterprise.

The property boasts a spacious layout, allowing for flexible use, whether you envision a retail shop, office space, or a café. The surrounding community is lively, with a mix of local shops, eateries, and amenities, making it an attractive destination for both residents and visitors alike. The accessibility of Frances Street ensures that your business will benefit from a steady stream of potential customers.

With its strategic position, this commercial property not only provides a solid foundation for your business but also offers the potential for growth and success in a dynamic market. The charm of Newtownards, combined with the practicality of this location, makes it a compelling choice for entrepreneurs and established businesses alike.

Frances Street is a remarkable opportunity for anyone looking to establish or expand their commercial presence in Newtownards. With its advantageous location and versatile space, this property is poised to meet the needs of a diverse range of businesses.

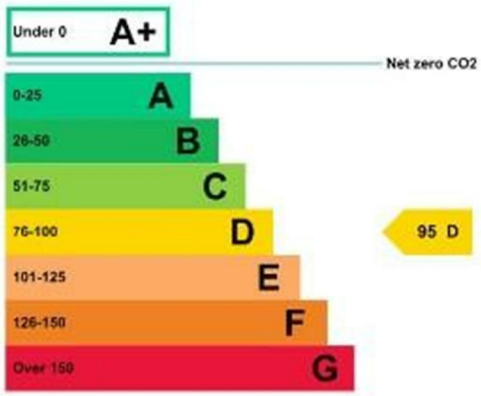
| | |
|---|---|
| Property type | A1/A2 Retail and Financial/Professional services |
| Total floor area | 142 square metres |

## Energy rating and score

This property's energy rating is D.

Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.




## How this property compares to others

Properties similar to this one could have ratings:

| | |
|---|---|
| If newly built | 29 B |
| If typical of the existing stock | 76 D |

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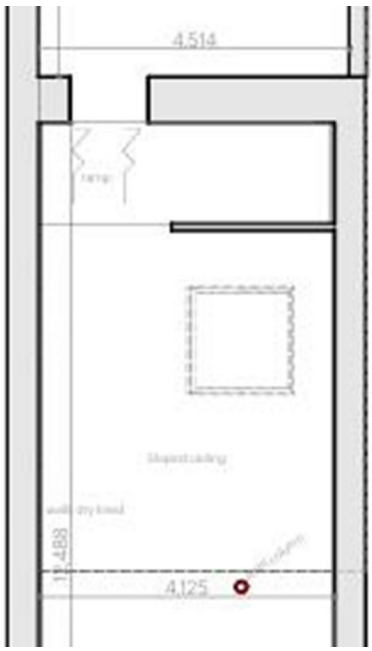
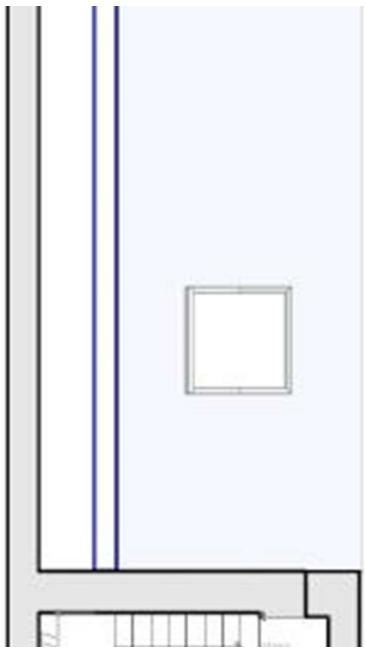
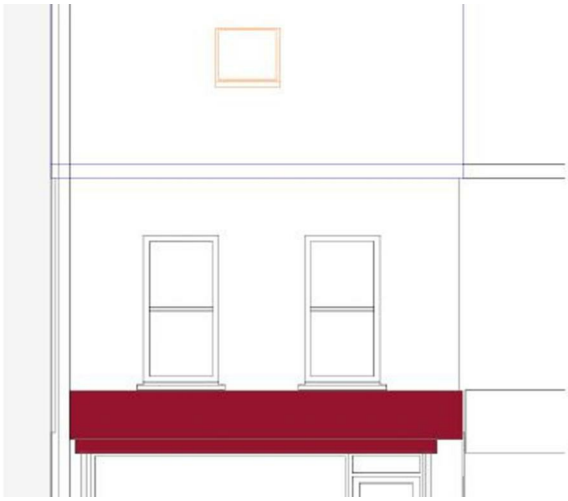




# PROPERTY FEATURES

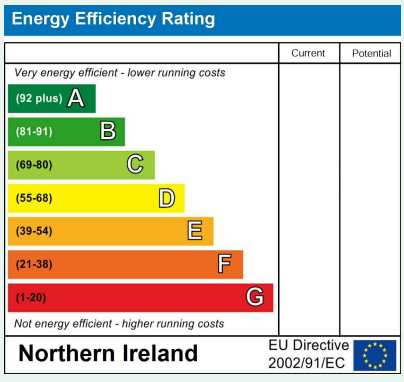
24 Frances Street, Newtownards, BT23 7DN

# PROPERTY MEASUREMENTS

| | |
|---|---|
| Front sales area | 14′9″ x 18′9″ |
| Back sales area | 13′6″ x 14′8″ |
| First Floor | 13′8″ x 15′2″ |
| Second Floor | 13′8″ x 17′9″ |
| Kitchen area | 9′10″ x 5′2″ |

## Energy Efficiency Rating

The rating for this property is:




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

WHAT3WORDS: ///computer.playoffs.feasting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**Comber & Ards**
7a The Square, Comber BT23 5DX
028 9140 4100



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