Unit 5, 5 Green Road
Newtownards, BT23 7PZ

£1,375 Per Month

VICTORIA PINKERTON

victoriapinkerton.co.uk

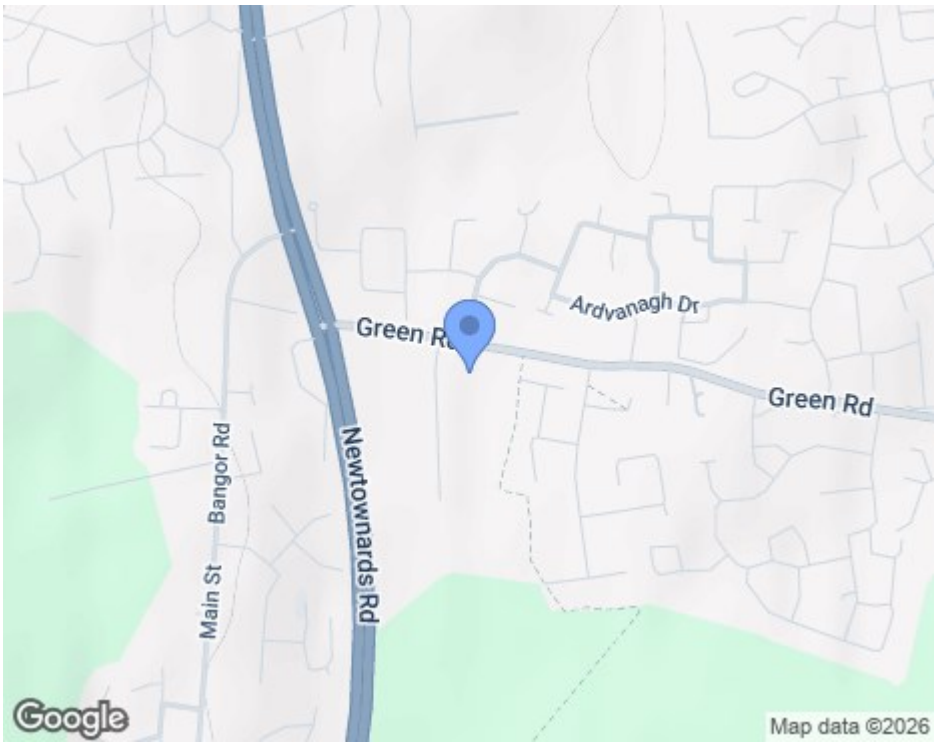
Nestled in the vibrant Green Road neighbourhood, this commercial property offers an excellent opportunity for entrepreneurs. Spanning an impressive 1,050 square feet, the space is currently configured to accommodate 40 seats, making it ideal for a café or restaurant setting. Previously operated as a coffee shop, the property benefits from a well-established location within a bustling retail parade, ensuring a steady flow of foot traffic and visibility for your business.

The premises also features on-site car parking, providing convenience for both customers and staff. This added benefit enhances the property's appeal, making it a practical choice for various commercial ventures. Furthermore, the space is suitable for alternative uses, subject to planning permission if required, allowing for flexibility in your business plans.

With its prime location and versatile layout, this property presents a unique opportunity to establish or expand your business in a thriving community. Whether you are looking to continue the legacy of a beloved coffee shop or explore new possibilities, this space is ready to meet your needs. Don't miss the chance to make your mark in the heart of Green Road.

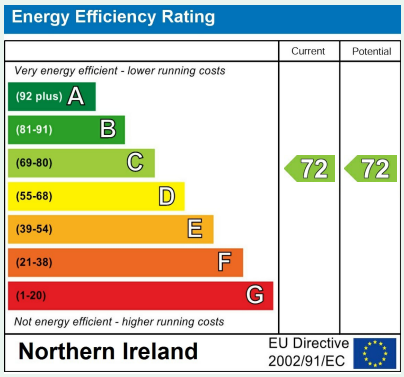
PROPERTY FEATURES

- Previously operated as coffee shop with space for 40 seats
- Located within a parade of shops with on site car parking
- Service charge - approximately £2,300 per annum
- Circa 1,050 sq ft
- Rent - £16,500 per annum (£1,375 pcm)
- All charges subject to VAT
- NAV £11,600 with current rates approximately £7,070 per annum.
- Available immediately



Energy Efficiency Rating

The rating for this property is:



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

WHAT3WORDS: ///villa.risks.shine

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Bangor & Donaghadee
100 Main Street, Bangor BT20 4AG
028 9147 9393

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

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

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