



## Prime Shop Investment

### Property Highlights

- Fully let at a rent of £45,000 per annum exclusive.
- Occupies a prime location on High Street.
- Extending to approximately 3,100 sqft over two floors.

For more information, please contact:

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**Unit 1, 27-29 High Street,  
Newtownards**

**Location**

Newtownards is located approximately 10 miles east of Belfast at the mouth of the Ards Peninsula and has a resident population of approaching 30,000 people together with an extensive wealthy predominantly agricultural catchment population stretching as far as Downpatrick and Portaferry and taking in the majority of the Ards Peninsula extending to in excess of 100,000 people.

The town has an excellent mix of well known local retailers, Department Stores and national multiples including Warden's, Menar's, Espeys, Basler, Gerry Webber, Edinburgh Woolen Mill, Vogue and Excel Clothing.

**Description**

The building was constructed approximately 10 years ago and provides the following approximate dimensions and areas:

Description	Areas (Sq Ft)
Frontage and internal width	18'9" approx.
Shop Depth	100'
Ground Floor NIA	1,750
First Floor Net Storage/Ancillary	1,350

The property is well fitted out in the standard Savers corporate style.

**Tenure and Tenancy**

The property is freehold and has been let in its entirety to Kruidvat Real Services UK Limited (guaranteed by Superdrug Stores Plc) on a full repairing and insuring lease subject to 5 yearly upward only rent reviews from 27<sup>th</sup> July 2004 expiring on the 26<sup>th</sup> February 2020 at a current rent of £45,000 per annum exclusive.

Superdrug Stores Plc, trade as Superdrug and Savers and are one of the leading retail chemists and drugstores in the United Kingdom with in excess of 1,000 units. They have a 5A1 D&B rating indicating minimum risk. The ultimate parent company is Hutchison Whampoa Limited of Hong Kong.

**Price**

Offers in the region of £700,000 subject to contract are sought for the benefit of the freehold interest which would reflect a net initial yield of 6.1% after costs.

**VAT**

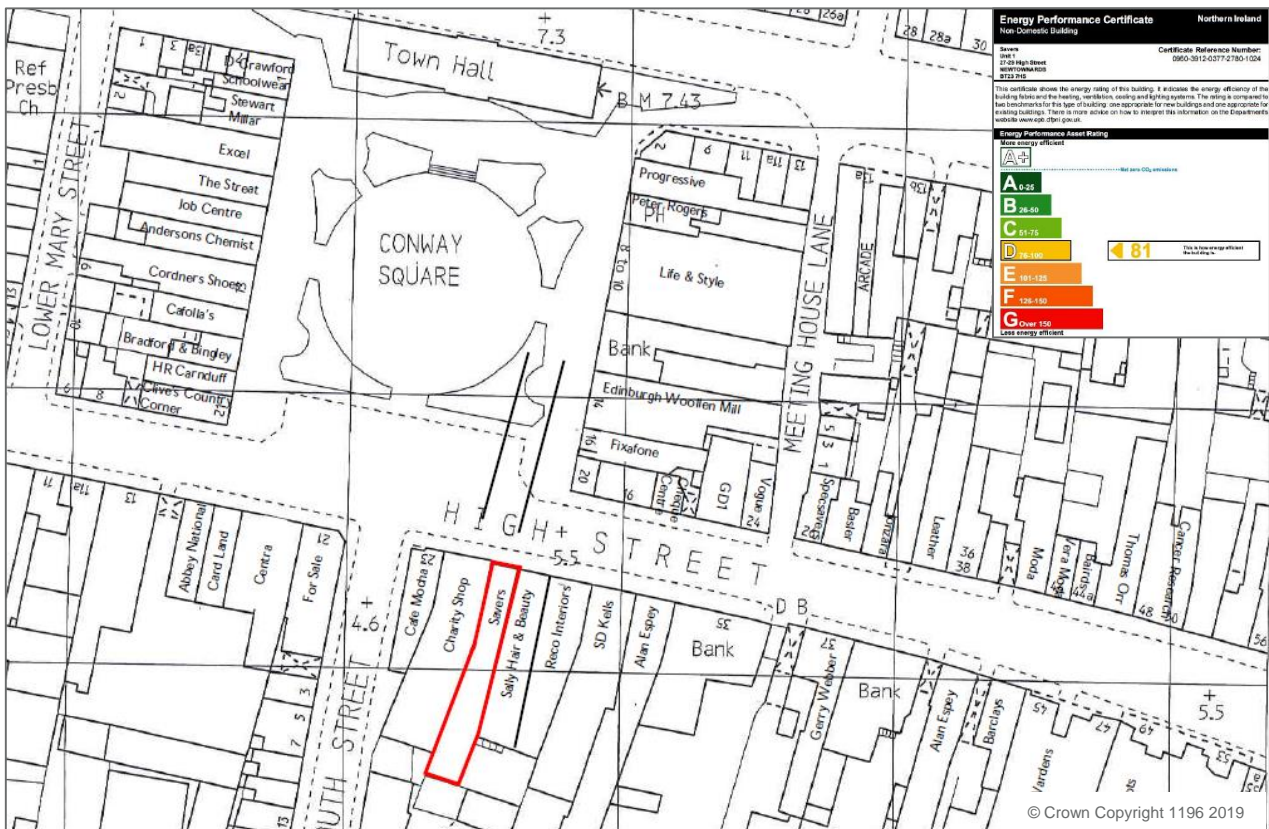
Please note all prices, rentals and outgoings are quoted net of VAT which may be chargeable.

**Further Details**

For further information please contact Michael Pierce

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