



**FOR SALE**

**Land at Jubilee Road, Newtownards, County Down, BT23 4YH**

Commercial Development Opportunity extending to c 0.75 Acres (SPP)

**Lisney**



## Features

- Regular shaped site extending to c. 0.75 acres.
- Excellent access to the A20 and Comber Road.
- Zoned as 'existing industry'.
- Located in a well- established Industrial Estate.
- Of interest to both owner occupiers and developers.

## Location

The subject property is located at the end of Jubilee Road off of the Comber Road Roundabout. It is 5 miles from Dundonald on the A20 leading straight into Belfast and has great linkage to the A21 to Bangor approximately 5 miles north.

Located just walking distance from Newtownards Town Centre, the site is surrounded by both industrial and well established residential areas. Both Ards Shopping Centre and Tesco Extra Newtownards are in close proximity.

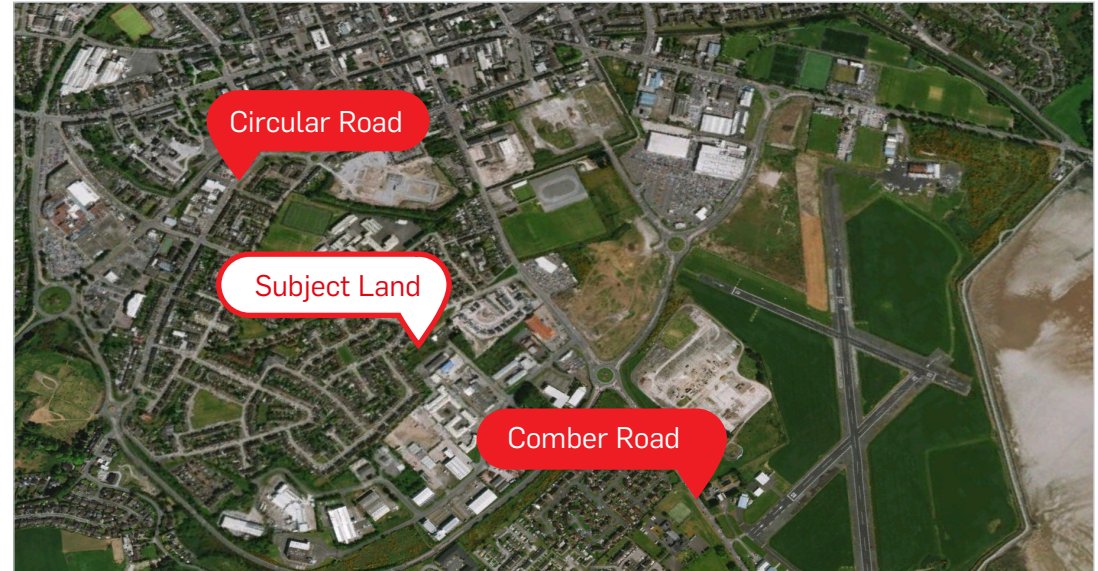
## Description

The property comprises a relatively regular shaped site development site (subject to relevant planning permissions). In terms of topography the site is level. The surrounding area is a mixture of both commercial and residential development.

The site benefits from an entrance from Jubilee Road and is situated within a well-established commercial hub.

The site further benefits from a 'right of way' access off circular road.

Notable occupiers within the surrounding area include Murdock Builders Merchants, Progressive Packaging, Reid Blinds and Action Mental Health.





## Site Area

The site measures approximately 0.75 Acres.

## Planning

The subject site is located in an area zoned as 'Existing Industry' in the Ards and Down Area Development Plan 2015.

All interested parties should make their own enquiries concerning planning.

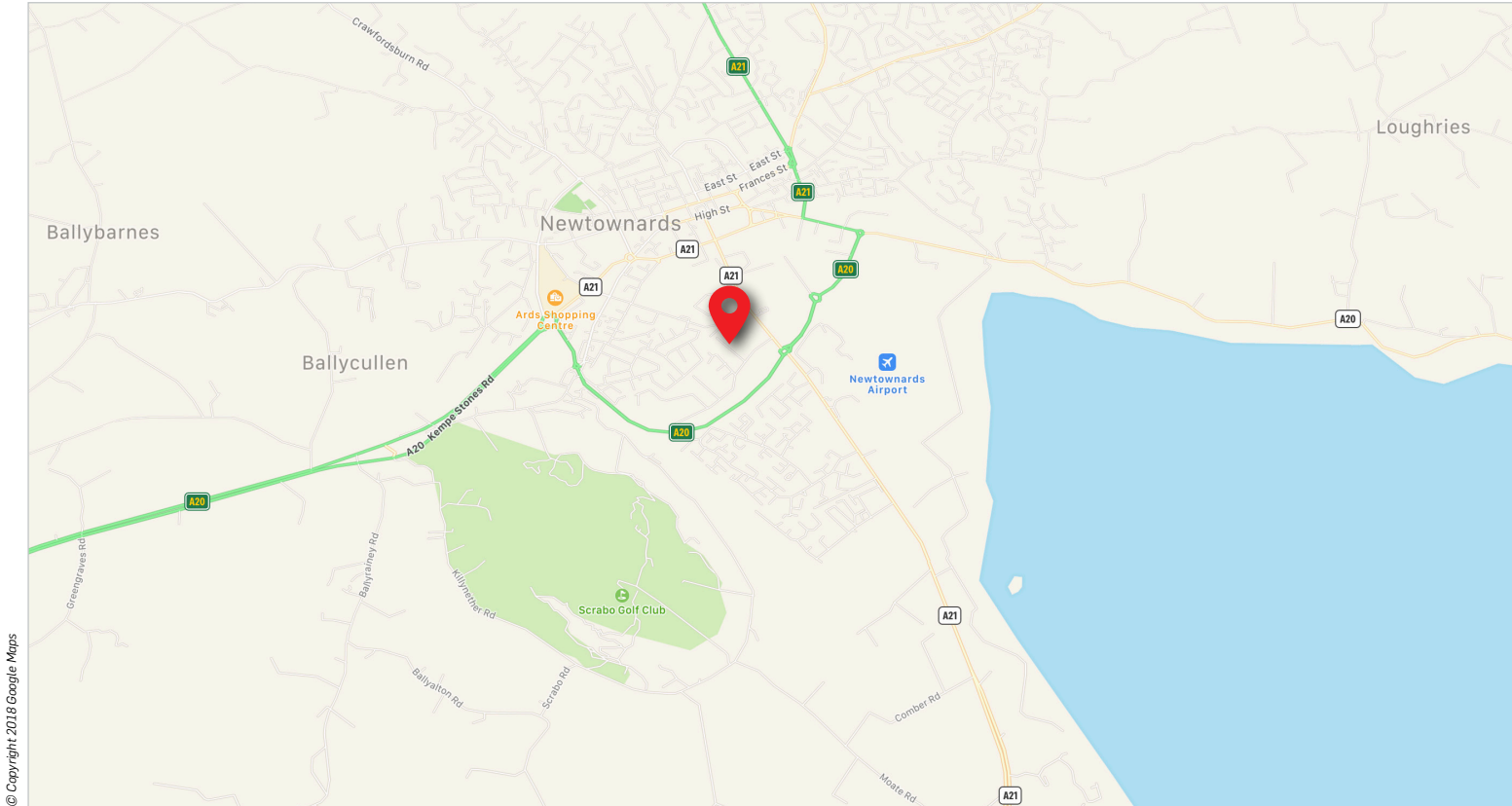
## Services

All main services are readily available to the site.



Jubilee Road, Newtownards, County Down, BT23 4YH

028 9050 1501



## Title

We understand that the subject property is held on a Long Leasehold Title.

## Asking Price

Price on application.

## Stamp Duty

This will be the responsibility of the purchaser.

## Contact

**James Kearney**

**028 9050 1501**

**jkearney@lisney.com**

## 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 five years from when you cease to have a contractual relationship with Lisney. 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.*

**Lisney**

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