



**To Let Retail Premises**  
59 High Street, Newtownards, BT23 7HS

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**FRAZER  
KIDD**

# To Let Retail Premises

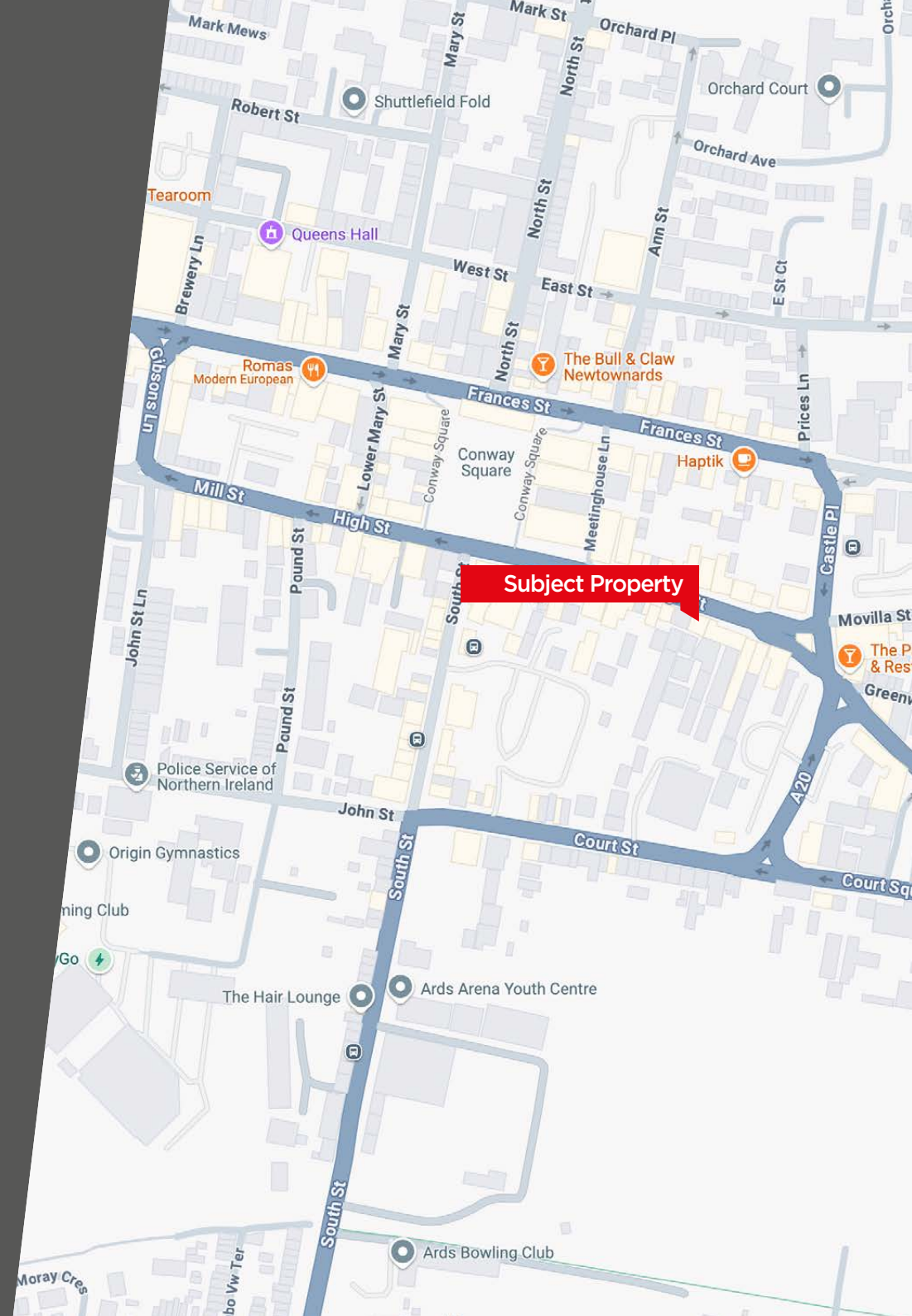
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## Summary

- Commercial premises situated on Newtownards prime retailing parade.
- Open plan retail store extending to approximately 8,533 sq ft.
- Suitable for a variety of commercial uses, subject to any required statutory planning consents.

## Location

Newtownards is located in Co Down, approximately 10 miles east of Belfast and is the largest town in the Ards Peninsula with a large residential catchment area. The subject property occupies a highly prominent position on High Street, one of the town's most popular retailing parades that incorporates an excellent mix of well-known retailers such as; Russells, Danske Bank, Argento, Caffè Nero, Warden's, Menarys, SD Kells and Specsavers.





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## Description

The subject property comprises of a large open plan floor space with two mezzanine floors, W/C, kitchenette, storage, a yard to the rear of the property with rear vehicle access. The property is finished to a good standard to include an electric roller shutter, a range of carpeted and wooden flooring, a suspended ceiling with integrated fluorescent strip lighting.

The premises would potentially be suitable for a variety of commercial uses, subject to any required statutory planning consents.

## Accommodation

We calculate the approximate Net Internal Areas to be as follows:

Description	Sq. M	Sq. Ft
Main sales area	126.60	1,363
Rear sales area	544.48	5,861
Store	19.55	211
Front mezzanine inc. kitchen	32.76	353
Rear mezzanine	69.22	745
W/C		
<b>Total Approximate Net Internal Area</b>	<b>792.61</b>	<b>8,533</b>

## Lease

Length of lease by negotiation.

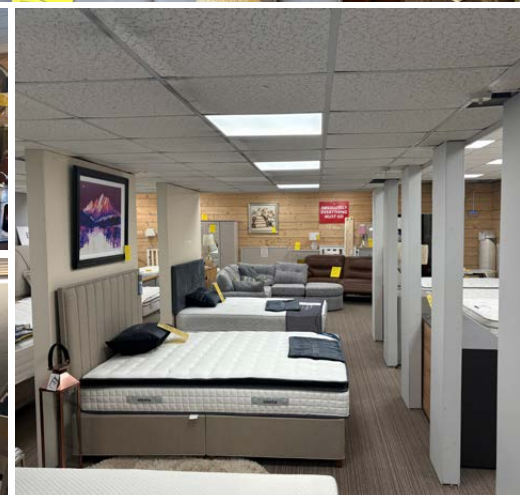
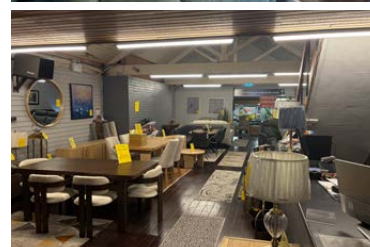
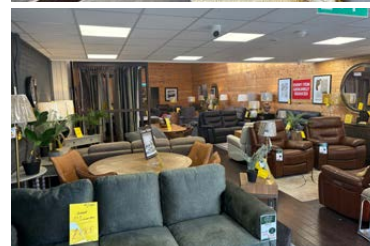
## Rates

NAV: £35,900

Non-Domestic Rate in £ (24/25): 0.568867

Rates Payable: £20,415.15 per annum

Please note, this property should be eligible for a 20% reduction in rates payable due to Small Business Rates Relief. We recommend that you contact Land & Property Services to verify these figures (Tel: 0300 200 7801).



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## Rent

Inviting offers in the region of £45,000 per annum.

## Repair

Tenant responsible for interior repairs and exterior repairs by way of service charge.

## Service Charge

Tenant to be responsible for the payment of a Service Charge in connection with the upkeep, maintenance and decoration of the building of which the subject premises forms part and repayment of building insurance.

## Management Fee

Tenant to be responsible for the payment of agents' management fees, which are calculated at 5% plus VAT of the annual rent.

## VAT

All figures quoted are exclusive of VAT, which may be payable.

## Viewing

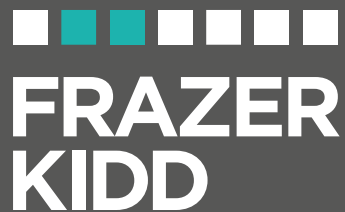
Strictly by appointment with the sole letting agents:

**Frazer Kidd**

028 9023 3111

mail@frazerkidd.co.uk





For further information please contact:

**Brian Kidd**

07885 739063

[bkidd@frazerkidd.co.uk](mailto:bkidd@frazerkidd.co.uk)

**Neil Mellon**

07957 388147

[nmellon@frazerkidd.co.uk](mailto:nmellon@frazerkidd.co.uk)

Telfair House, 87/89 Victoria Street, Belfast, BT1 4PB

028 9023 3111

[mail@frazerkidd.co.uk](mailto:mail@frazerkidd.co.uk)

[frazerkidd.co.uk](http://frazerkidd.co.uk)

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EPC

Energy performance certificate (EPC)		
Building address Telfair House, 87/89 Victoria Street, Belfast, BT1 4PB	Energy rating <b>E</b>	Issue date 18 March 2020
Certificate number 8570-B011-0000-0000-0104		
Property type A1/A2 Retail and Financial/Professional services		
Total floor area 881 square metres		
<b>Energy rating and score</b>		
This property's energy rating is E.		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.
<b>How this property compares to others</b>		
Properties similar to this one could have ratings:		
if newly built		
if typical of the existing stock		