



To Let Retail Premises

59 High Street, Newtownards, BT23 7HS



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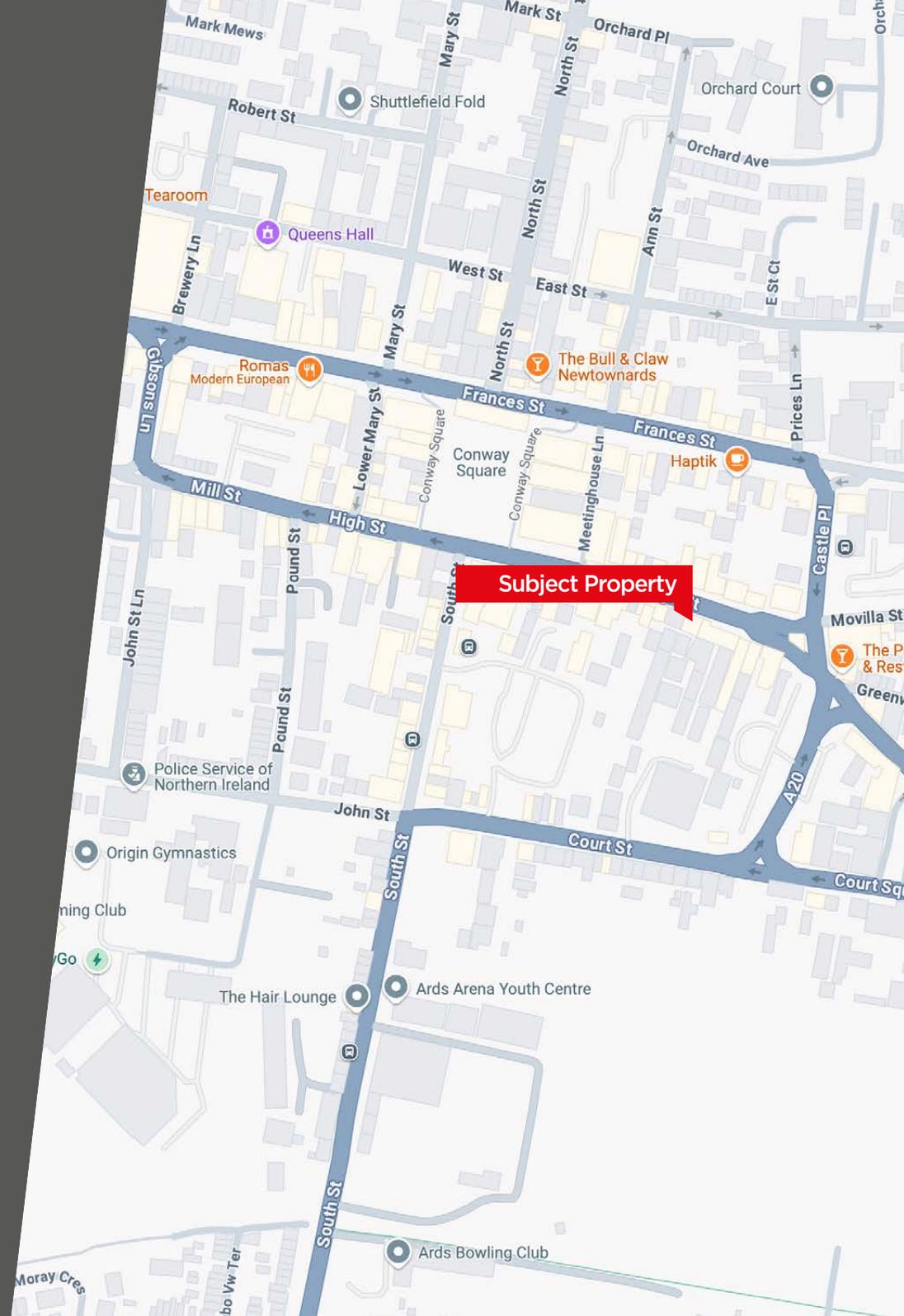
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Summary

- 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, Wardens, 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		
Total Approximate Net Internal Area	792.61	8,533

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

Neil Mellon
07957 388147
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Disclaimer

Frazer Kidd LLP for themselves and for the vendors of this property whose agents they are, give notice that (i) The particulars are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute part of an offer or contract; (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) No person in employment of Frazer Kidd LLP has any authority to make or give representations or warranty whatever in relation to this property.

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EPC

Energy performance certificate (EPC)

ISSUE DATE: 18/03/2020	ISSUE TYPE: E	ISSUE DATE: 18 March 2020
ISSUE NUMBER: 8723 000 000 0124	CERTIFICATE NUMBER: 8723 000 000 0124	

Property type: A1/A2 Flat and Financial/Professional services
Total floor area: 851 square metres

Energy rating and score

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.

How this property compares to others

Properties similar to this one could have ratings:

- If newly built: **B**
- If typical of the existing stock: **D**