



RHM
Commercial

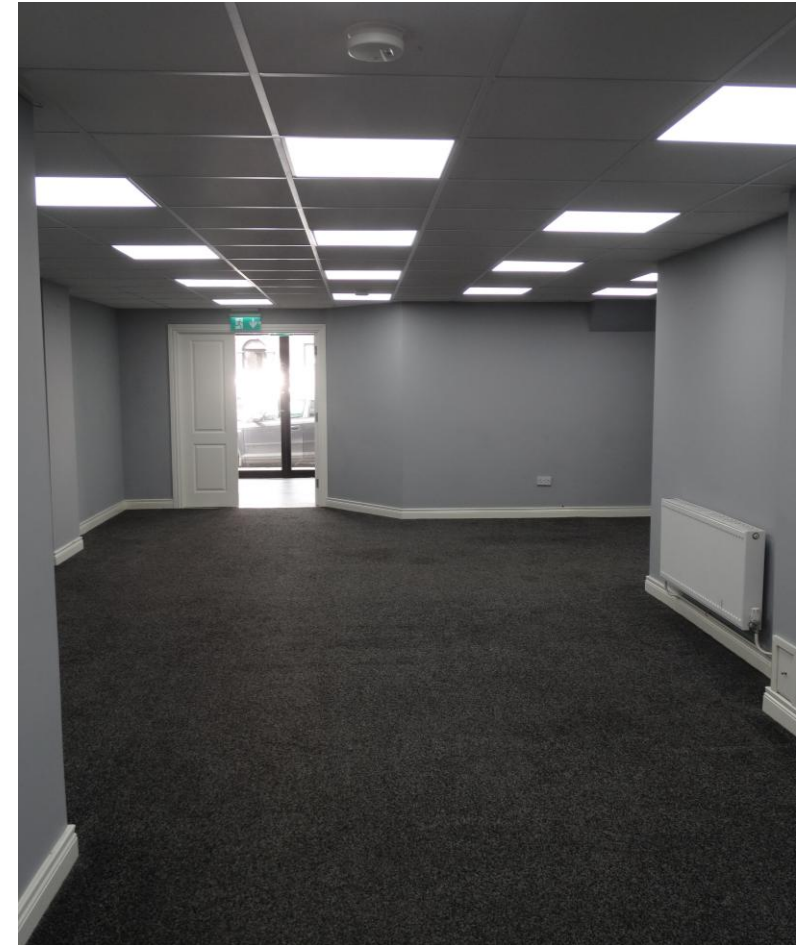
TO LET

GROUND FLOOR
COMMERCIAL SPACE

53 FRANCES STREET
NEWTOWNARDS
BT23 7DX

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- Modern office accommodation
- Highly visible location on a main street with heavy footfall and passing traffic.
- Central position close to major retailers including Boots
- Floor area 72 sq m (775 sq ft)
- Self – contained access
- Suitable for a variety of uses (subject to planning)



DESCRIPTION

An excellent opportunity to lease a prominent retail unit in the heart of Newtownards. Located on busy Frances Street, this ground floor unit offers high visibility, strong footfall, and convenient access—ideal for a wide range of retail or service-based businesses.

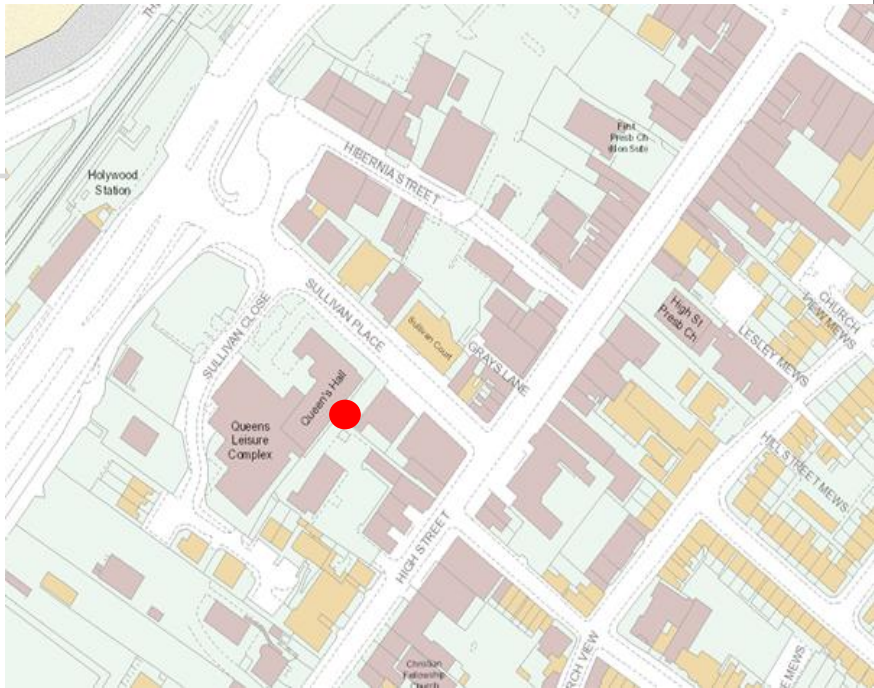
ACCOMMODATION

Room 1	42.6 sq m (458.55 sq ft)
Room 2	4.52 sq m (48.65 sq ft)
Room 3	3.99 sq m (42.95sq ft)

LOCATION

Frances Street is a well-established commercial location just a short walk from the town centre and public transport links. This unit would suit a variety of uses including boutique retail, hair and beauty, professional services, or convenience.

Click [here](#) for Streetview link.



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LEASE DETAILS

Term:	Negotiable
Rent:	£7,500 per annum plus VAT
Rent Reviews:	5 yearly
Repairs & Insurance:	The tenants will be responsible for repairs to the premises and the building insurance premium.
Service Charge:	The tenants will be responsible for a service charge to cover, repair and management of the exterior of the building and the common areas.



RATES

VAT:	All outgoings and rentals will be subject to VAT.
NAV:	£7,500
Estimated Rates Payable:	£4,410 for 2025/26 rates year

EPC

Energy Rating:	C
Certificate Number:	9351-3069-0933-0100-8625





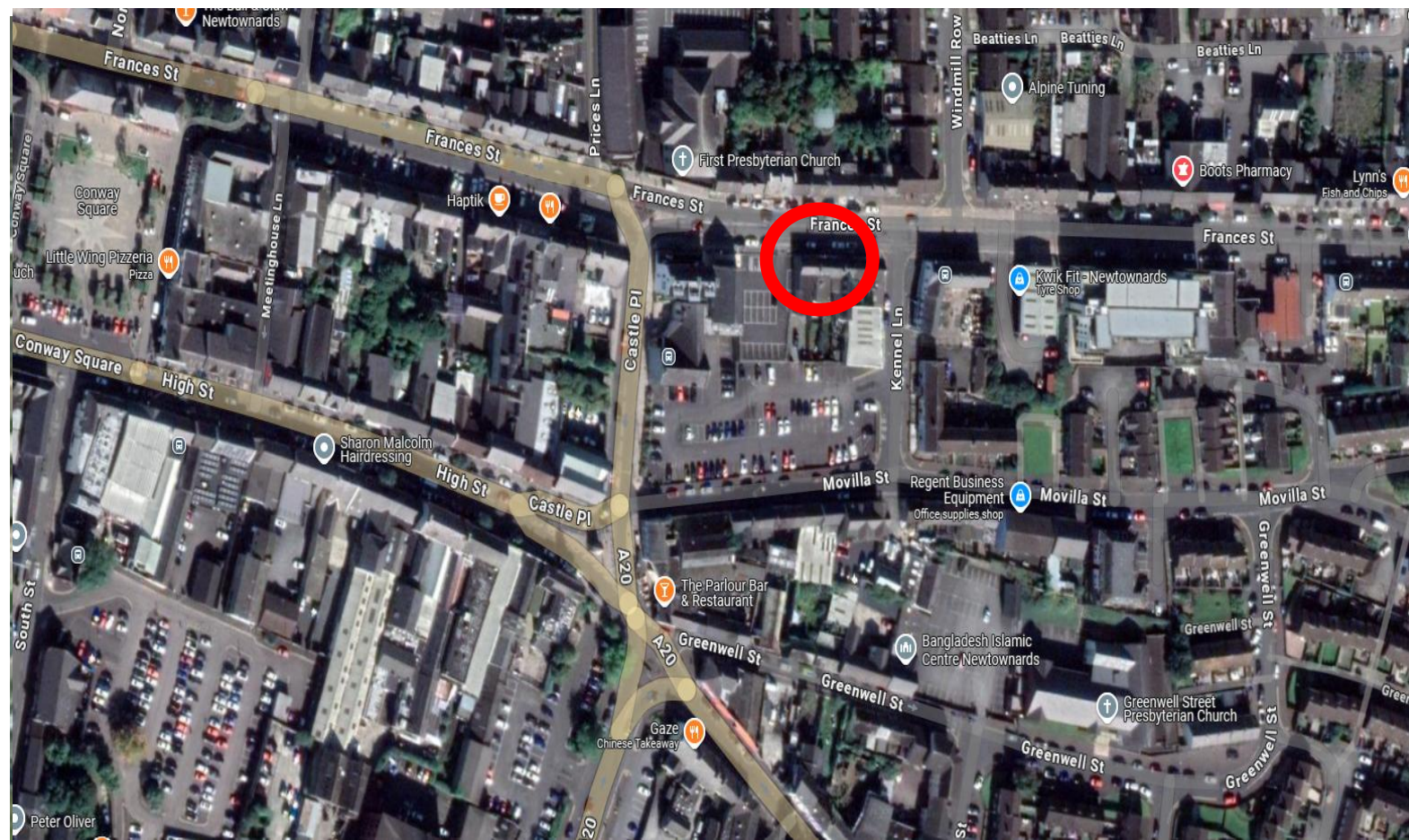
CONTACT

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