



To Let Superb Retail Unit
12-14 High Street, Newtownards, BT23 7HY



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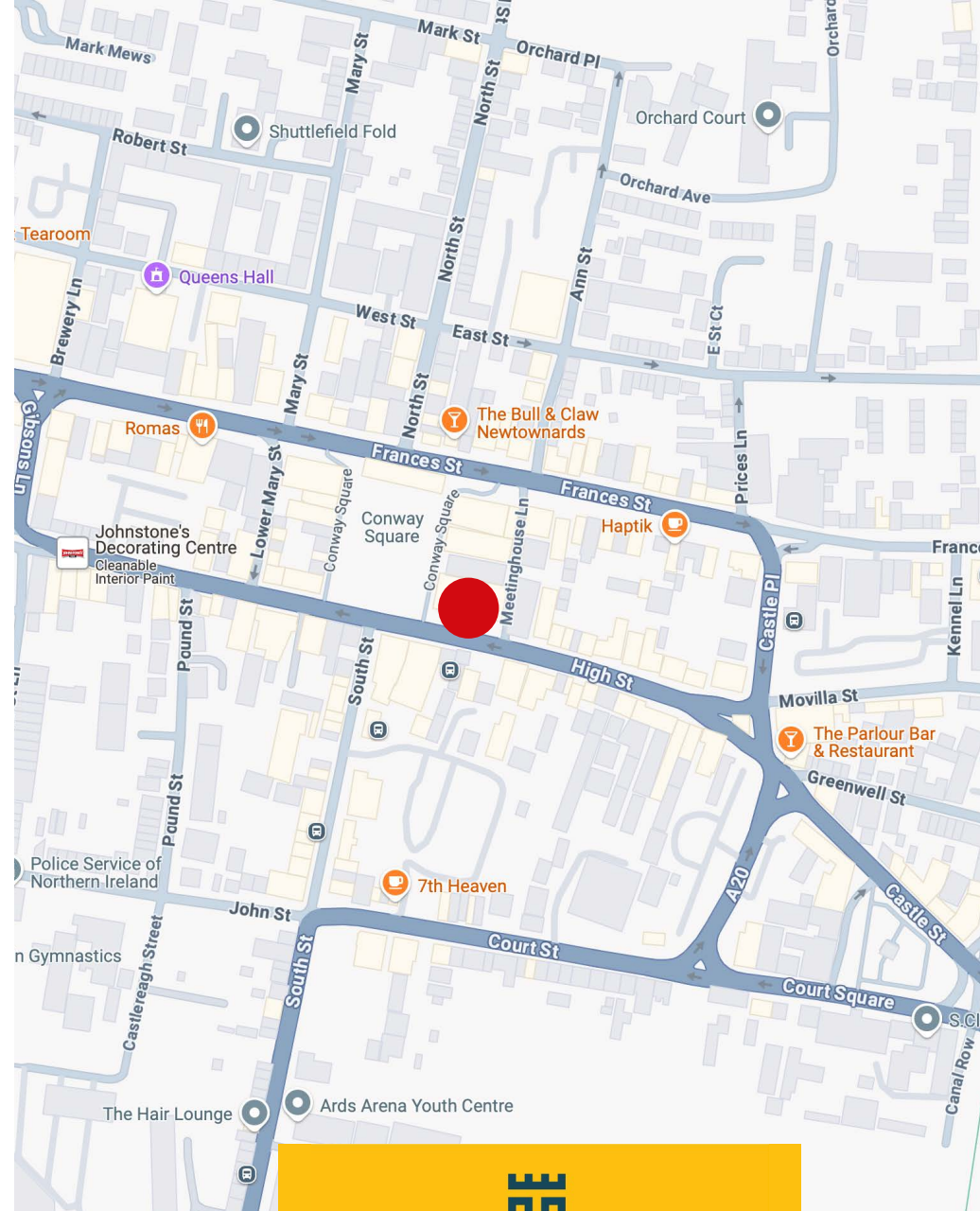
028 90 500 100

LOCATION

- Newtownards, situated in County Down approximately 10 miles east of Belfast, is the largest town on the Ards Peninsula and benefits from a substantial residential catchment area.
- The subject property enjoys a highly prominent location on High Street, one of the town's prime retail thoroughfares.
- This vibrant parade features a strong mix of established national and local occupiers, including Russells, Danske Bank, Argento, Caffè Nero, Wardens, Menarys, SD Kells, and Specsavers.

DESCRIPTION

- The property comprises a well-presented retail unit arranged, offering generous frontage onto High Street. Internally, the ground floor provides an open-plan sales area with excellent natural light.
- The unit is suitable for a variety of retail uses and benefits from rear servicing access, making it a practical and versatile space in a prime town centre location.



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ACCOMMODATION

Description	Sq M	Sq Ft
Ground Floor	82.8	891
Total Area	82.8	891

LEASE DETAILS

Term:	10 years.
Rent:	£19,500 per annum.
Rent Review:	Upwards only at the expiry of the 5 year.
Repairs & Insurance:	Tenant responsible for internal repairs and reimbursement of a fair proportion of the buildings insurance premium to the Landlord.
Service Charge:	Levied to cover a fair proportion of the cost of external maintenance and repairs, together with any reasonable outgoings of the Landlord.

RATES

We understand that the property has been assessed for rating purposes, as follows:

NAV: £13,500

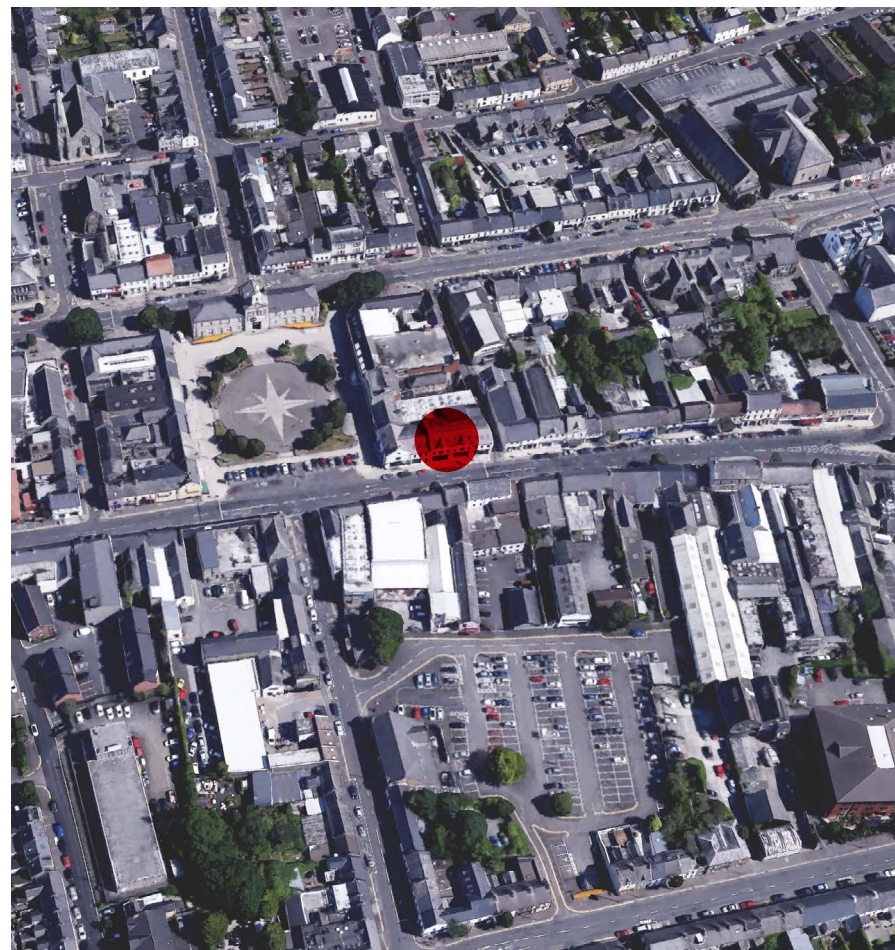
Rate in 2025/2026 0.587437037

Therefore - Rates Payable 2025/2026 = £7,930.40

Note: Interested parties should check their individual rates liability directly with Land & Property Services.

VAT

All prices, outgoings and rentals are exclusive of, but may be liable to value added tax.



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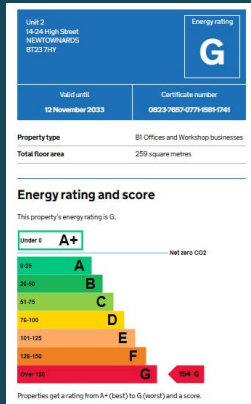
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EPC



CONTACT

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