



**To Let**  
**Superb Retail Unit**

28 High Street, Newtownards, BT23 7HZ



**McKIBBIN**  
COMMERCIAL

**028 90 500 100**

## SUMMARY

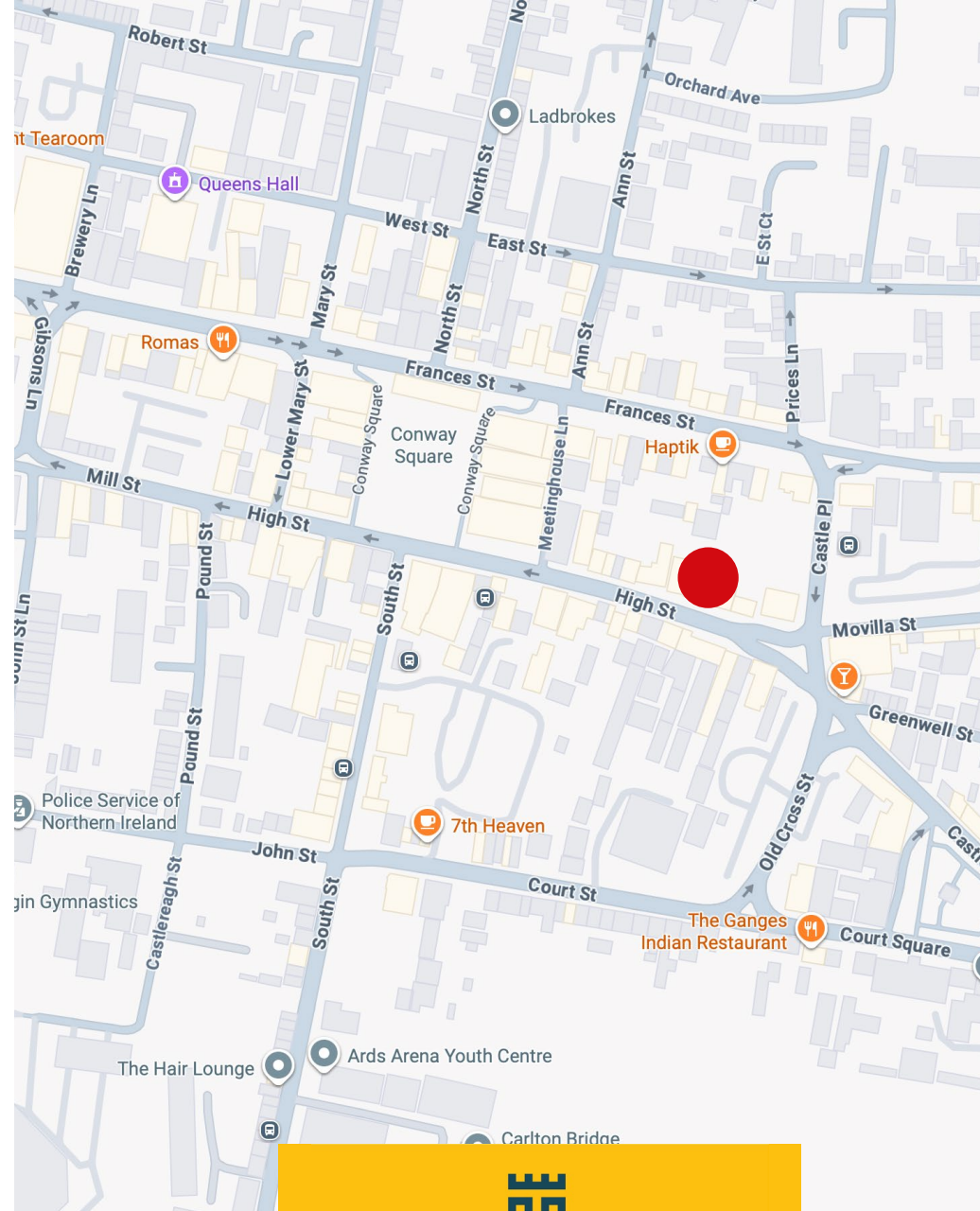
- Ground floor retail unit in a highly prominent town centre location
- Positioned on one of the town's principal retailing streets
- Well-fitted accommodation with strong frontage and rear access
- Suitable for a range of retail or commercial uses

## LOCATION

- Newtownards is the largest town on the Ards Peninsula, approximately 10 miles east of Belfast
- The property occupies a prominent position on High Street, a prime retail thoroughfare
- The surrounding area comprises a strong mix of national and local occupiers
- Nearby occupiers include Russells, Danske Bank, Argento, Caffè Nero, Wardens, Menarys, SD Kells and Specsavers
- The location benefits from a substantial residential catchment and steady footfall

## DESCRIPTION

- Ground floor retail unit with prominent frontage onto High Street
- Open plan layout fitted to a good standard
- Plastered and painted walls and ceilings throughout
- Rear ancillary accommodation including:
  - Kitchen facility
  - Disabled WC
- Rear service access available via Meeting House Lane



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## ACCOMMODATION

Floor	Description	Sq M	Sq Ft
Ground Floor	Sales area	97.17	1,046
	Storage	21.33	299
	Kitchen	6.92	74
	Toilet		
	Shared Exit		
<b>Total</b>		<b>125</b>	<b>1,349</b>

## LEASE DETAILS

Term:	Negotiable.
Rent:	£25,000 per annum.
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 INFORMATION

NAV: £16,900

Rate in £ 2025/26 = 0.5874556

Therefore Rates Payable 2025/26 = £9,928

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

## VAT

The Property is registered for Value Added Tax.



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## EPC

Awaiting EPC

## CONTACT

For further information or to arrange a viewing contact:

**Ben Escott**

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## McKibbin Commercial Property Consultants

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