



To Let Superb Retail Unit

43 High Street, Newtownards, BT23 7HZ



McKIBBIN
COMMERCIAL

028 90 500 100

SUMMARY

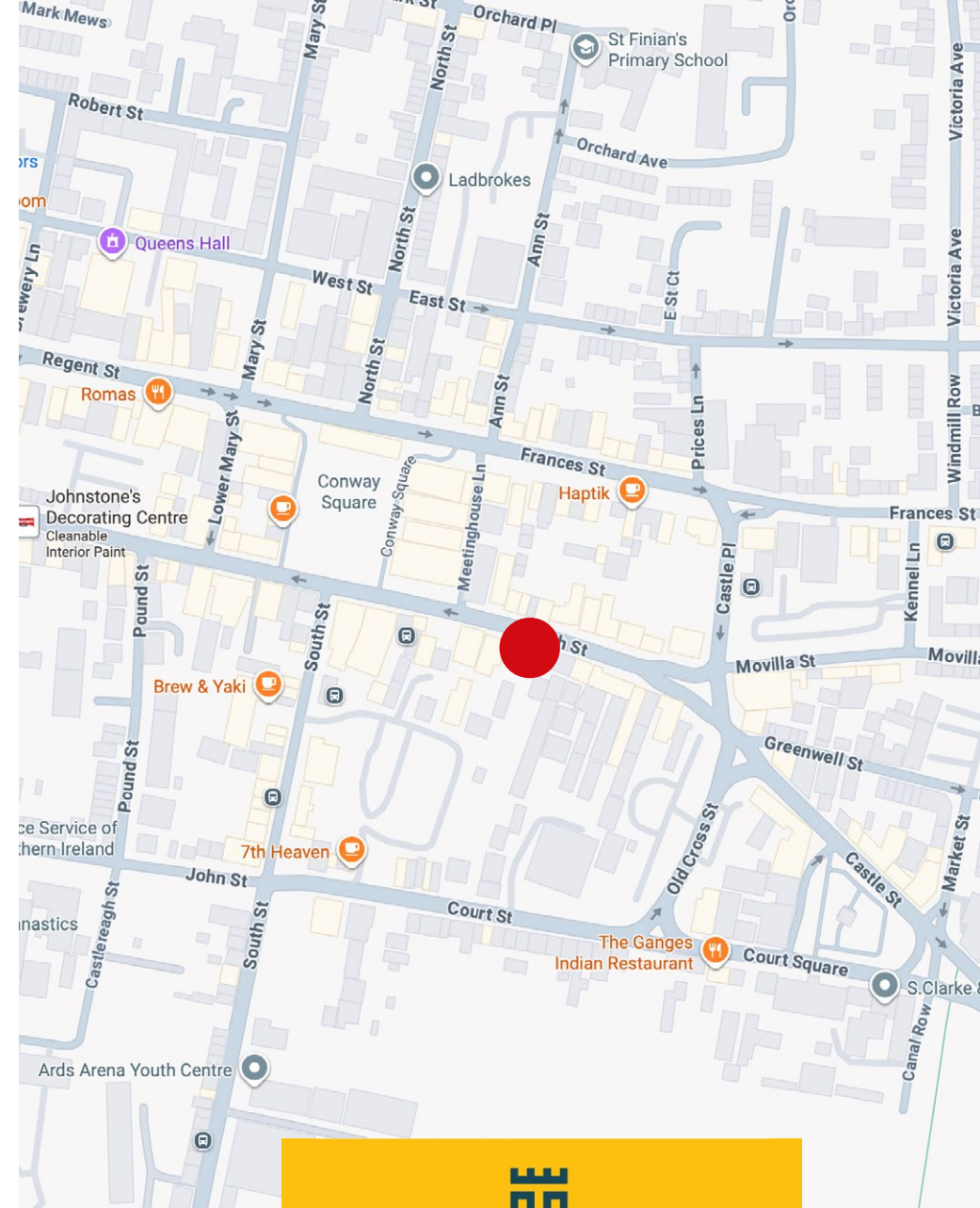
- Ground floor retail unit in a highly prominent town centre location
- Positioned on one of the town's principal retailing streets
- Well-fitted accommodation with strong frontage and rear yard access
- Suitable for a range of retail or commercial uses

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 on ground floor
- Plastered and painted walls and ceilings throughout
- Rear access leading to a large yard area
- First floor provides four spacious rooms suitable for a range of uses
- Attic space offers additional storage



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ACCOMMODATION

| Floor | Description | Sq M | Sq Ft |
|--------------------------------|-------------|---------------|--------------|
| Ground Floor | Sales Area | 57.58 | 620 |
| | Kitchen | 3.45 | 37 |
| | Toilet | | |
| | Yard | | |
| First Floor | Room 1 | 19.42 | 209 |
| | Room 2 | 11.86 | 128 |
| | Room 3 | 21.98 | 237 |
| | Room 4 | 9.22 | 99 |
| Second Floor | Room 5 | 22.26 | 240 |
| Total Net Internal Area | | 145.77 | 1,570 |



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LEASE DETAILS

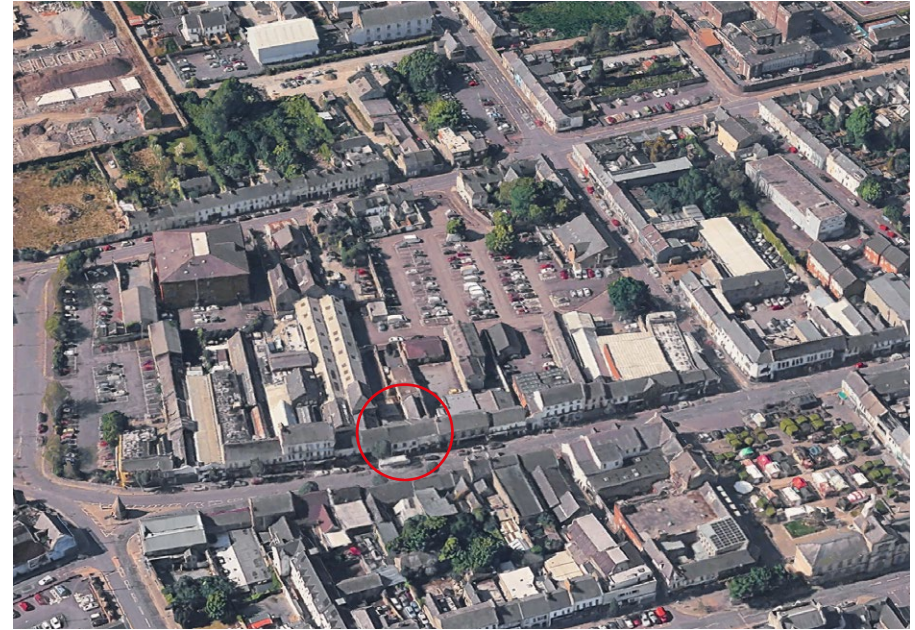
Term: Negotiable
Rent: £25,000 per annum
Repairs & Insurance: Tenant responsible for internal repairs and reimbursement of a fair proportion of the building's insurance premium to the Landlord.

RATES INFORMATION

NAV: £11,300
Rate in £ (2025/26): 0.6094690265
Rates Payable (2025/26): £6,887
Interested parties should check their individual rates liability directly with Land & Property Services.

VAT

The property may be liable for Value Added Tax.



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EPC

Awaiting EPC

CONTACT

For further information or to arrange a viewing contact:

Ben Escott

be@mckibbin.co.uk

McKibbin Commercial Property Consultants

Chartered Surveyors

One Lanyon Quay, Belfast BT1 3LG

02890 500 100

property@mckibbin.co.uk

www.mckibbin.co.uk

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