

Unit 4A, 5 Green Road, Conlig, Newtownards, BT23 7PZ

To Let

Neighbourhood retail unit extending to approximately 900 sq ft



Location

The subject premises is located within a retail complex on the Green Road in Conlig. Conlig is a village just off the main Bangor to Newtownards dual carriageway in North Down, approximately 13 miles East of Belfast. The premises is highly accessible due to its location directly off the A21 dual carriage from Bangor to Newtownards and benefits from an abundance of on-site car parking. Immediate occupiers within the retail development include Centra, Wineflair and Clear Pharmacy.

Description

The subject premises offers an excellent opportunity within a well established neighbourhood retail scheme. The available space will extend to approximately 900 sq ft and will be finished to a shell specification with capped off services. NB the existing Wineflair unit is to be split into two separate units. For further information relating to finishes/specification, please contact the agent.

Schedule of Accommodation

	Sq Ft	Sq M
Total	900	83.61

Lease Details

Term - By negotiation.

Rent - £14,500 per annum.

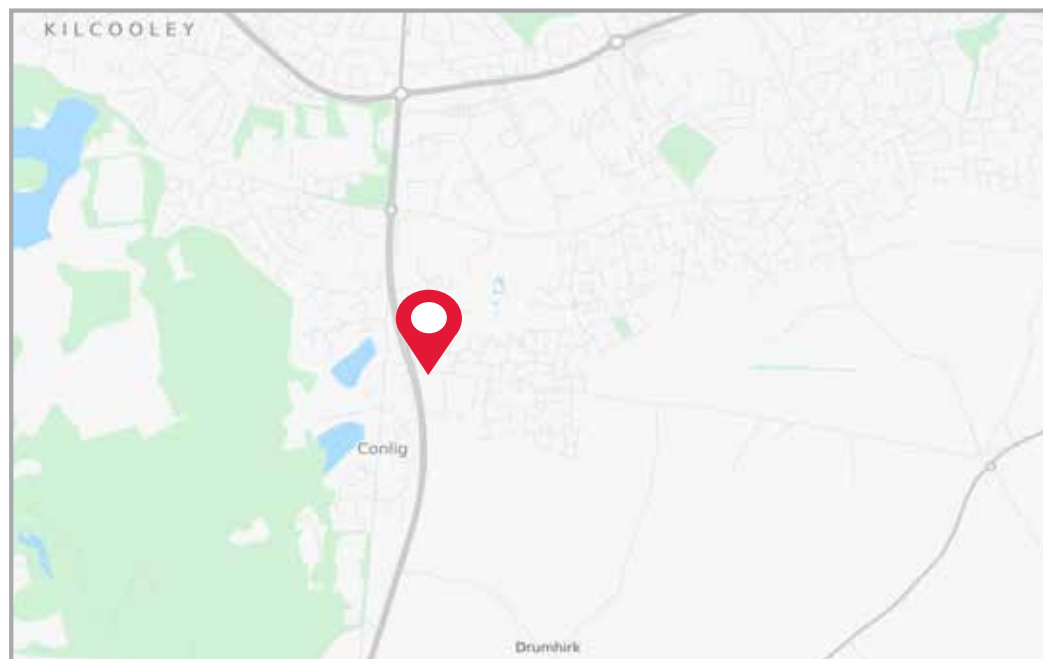
Rent Review - Every fifth year on an upwards only basis.

Service Charge - A service charge will be levied to cover security, maintenance, repair and cleaning of all common areas. Tenant to be responsible for all internal repairs. Estimated at £1,600 pa for the 2020/2021 year.

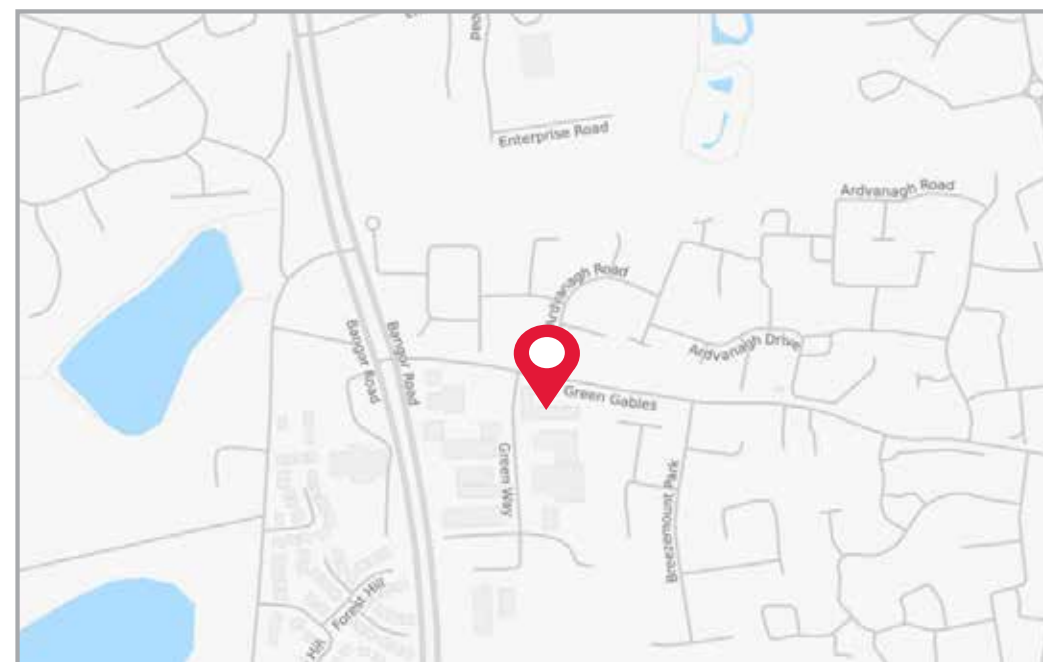
Insurance - The tenant will be responsible for paying a contribution for the building insurance premium to the landlord. Estimated at £250 for the 2020/2021 year.

Energy Performance Certificate

The property benefits from an EPC rating of C60 and the Energy Performance Certificate is available upon request.

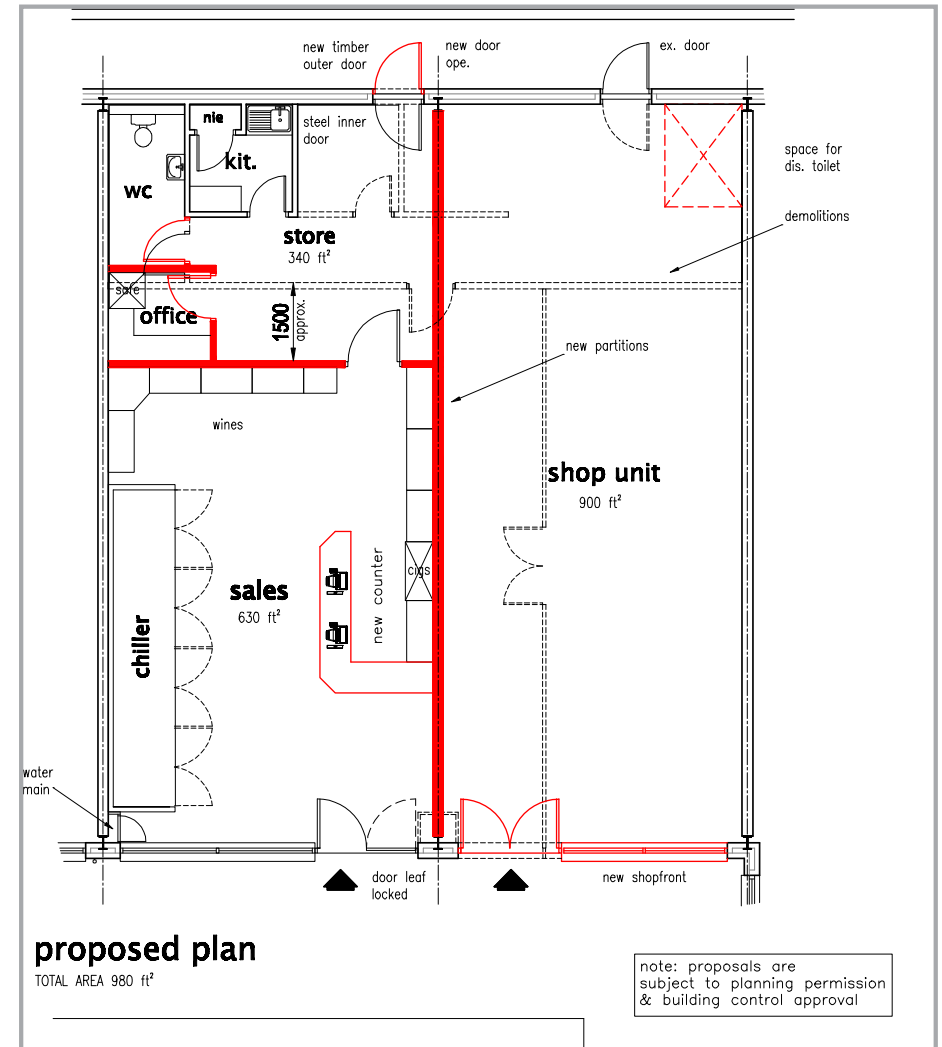
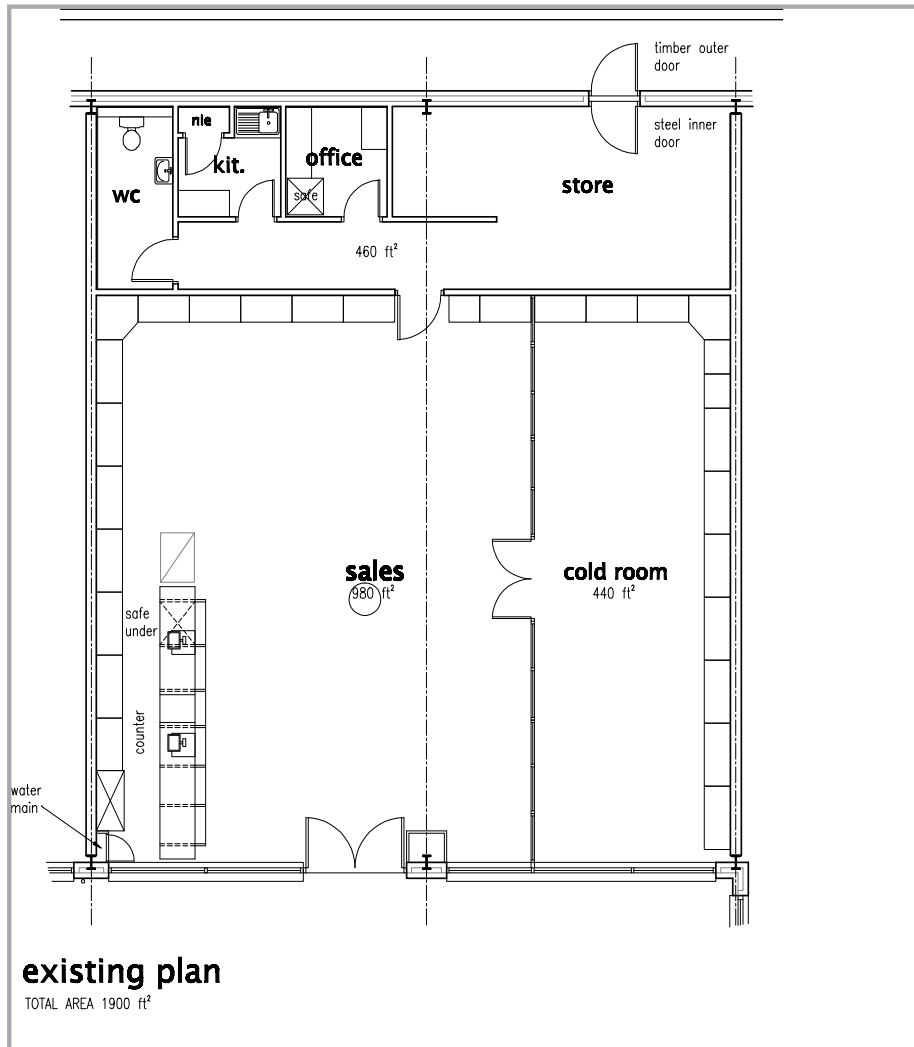


For Indicative Purposes Only





Floor Plans



note: proposals are subject to planning permission & building control approval



Rates

We have been advised by Land and Property Services of the following:-

Net Annual Value: £22,900
Non Domestic Rate £ 20/21: £0.5107
Rates Payable: £11,696

(Unit when split)
Total payable for split unit - estimated at £5,848 per annum

Value Added Tax

We have been advised that the subject units have been registered for VAT, therefore VAT will be charged in addition to the prices quoted.



Viewing Details / Further Information

For further information or to arrange a viewing, please contact:

**Lambert
Smith
Hampton**

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