



Excellent Showroom/Retail Warehouse Premises

Property Highlights

- Occupying a highly prominent and accessible location within Newtownards town centre.
- Fully fitted unit extending to approximately 6,479 sq.ft. (602.0 sqm).
- Comprises a large retail sales area with ancillary office/storage accommodation and free on-site parking.
- Suitable for a variety of uses, subject to planning permission.

For more information, please contact:

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Location

Newtownards is a prosperous market town situated approximately 10 miles east of Belfast and 5 miles south of Bangor with a resident population of c. 30,000 people and a catchment population of c. 165,000 people within a 15 minute drive time. It is the principal retail and administrative centre for the Ards Peninsula.

The subject property occupies a highly prominent and accessible location within the town centre adjacent to the bus station and within a few minutes walk of Conway Square, Ards Shopping Centre and Ards Hospital. Occupiers in the vicinity include McKay Pharmacy, Regent Flooring, Corries Butchers, Boots, Romas and Abbey Insurance.

Description

The property comprises a showroom/retail warehouse with the front portion being of a steel portal frame construction beneath a pitched corrugated roof with translucent roof lights and the rear of the premises forming part of the original Regent House building. The unit has a part glazed and painted block front elevation with two electric roller shutters and a single storey fully glazed extension.

Internally the retail and ancillary office/storage accommodation is arranged over ground and mezzanine floors with two WCs to the rear and a kitchen at first floor level. The mezzanine floor has been constructed to a high specification with numerous points of access and benefits from a goods lift. The property is finished to include carpeted/herringbone floor coverings, plastered/painted walls, burglar alarm, CCTV, high level wall mounted electric heaters, suspended/plastered ceilings and fluorescent strip lighting.

There is ample free on-site car parking to the front of the unit.

Accommodation

The premises provides the following approximate gross internal areas:

| Description | Sq Ft | Sq M |
|---------------------|--------------|--------------|
| Ground Floor | 4,305 | 400.0 |
| Mezzanine Floor | 2,085 | 193.7 |
| First Floor Kitchen | 89 | 8.3 |
| Total | 6,479 | 602.0 |

Lease Details

| | |
|-----------------------|---|
| Term | By negotiation |
| Rent | £35,000 per annum exclusive, subject to contract. |
| Repairs | Full Repairing terms. |
| Service Charge | Levied to cover repairs, maintenance, management and upkeep of the car park and the common parts. |
| Insurance | Tenant to reimburse the landlord in respect of the buildings insurance premium. |

Price

£295,000 exclusive, subject to contract.

NAV

We are advised by Land & Property Services that the NAV for the unit is £23,100 resulting in rates payable 2023/24 of c. £12,514.

Title

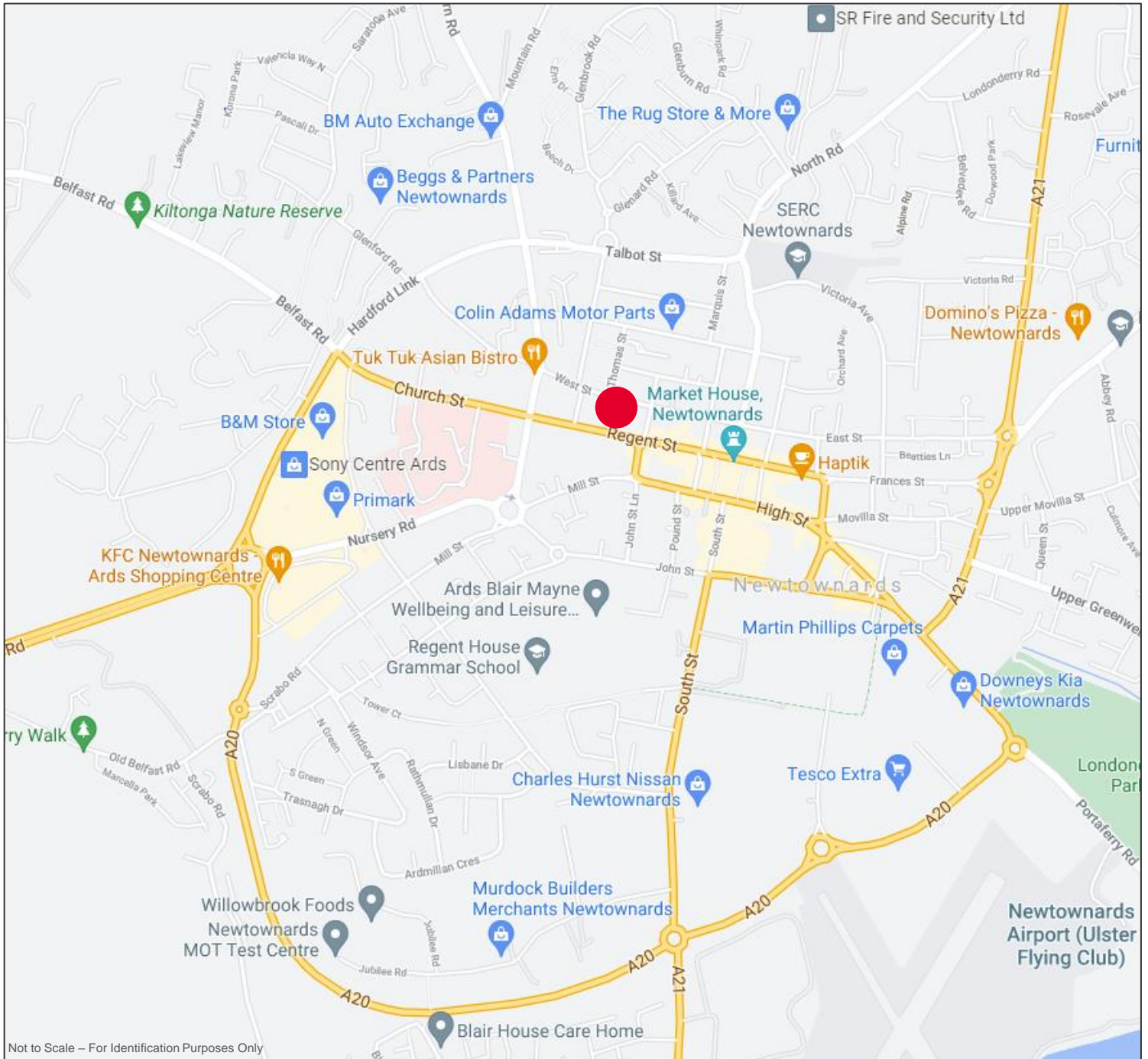
Assumed Freehold or Long Leasehold.

VAT

Please note all prices, rentals and outgoings are quoted net of VAT which may be chargeable at the prevailing rate.

EPC



**Unit 2 Regent House,
35 Regent Street,
Newtownards,
BT23 4AD**


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