



PER MONTH

£600 Per

87a Mill Street
Newtownards
BT23 4LW



pinkertonsni.com

PINKERTONS

Sales, Lettings and Property Management

This well-presented and spacious commercial unit is conveniently located in close proximity to the town centre, just off High Street, Newtownards. Amenities, parking, and transport routes are close to hand making it convenient for employees

and clients alike.

Internally this first-floor unit comprises three generous multi-purpose rooms, a bathroom, and a fully fitted kitchen.

Ideally suited to and previously used as beauticians/nail salon or also suited to an office-based business although the flexible nature of the unit lends itself to a variety of options.

Viewing is strictly through Pinkertons.



TYPE ROOM NAME HERE



TYPE ROOM NAME HERE



TYPE ROOM NAME HERE

PROPERTY FEATURES

- First floor commercial premises
- Three office spaces
- Fitted kitchen
- Bathroom
- Convenient location
- Available immediately



TYPE ROOM NAME HERE



TYPE ROOM NAME HERE



TYPE ROOM NAME HERE

THIS PROPERTY COMPRISES

Room 1

17'0" max x 11'9" max
Front-facing office area leading into kitchen area

Room 2

17'8" max x 8'0"
Bright, front facing aspect office

Room 3

8'9" max x 9'4"
Rear-facing aspect

Kitchen

17'4" max x 9'0"
High and low-level cabinets with fitted appliances

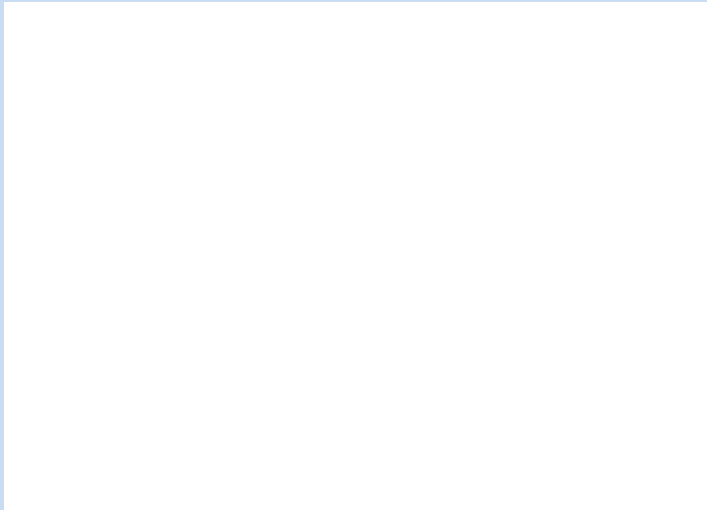
Bathroom

8'10" x 6'10" max
Plumbed bath, basin and W/C

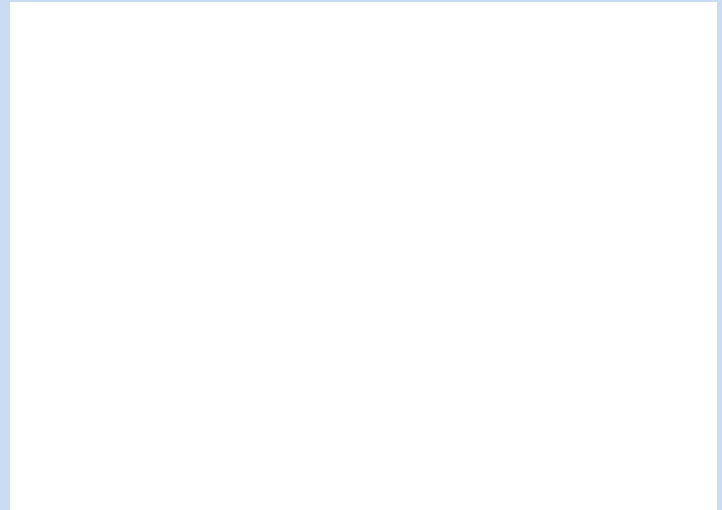
Required Information

NAV £2850
Current Rates £1,488.56 per Annum
(£124.05 per month)

FLOOR PLANS



GROUND FLOOR



FIRST FLOOR

TYPE ROOM NAME HERE



DO YOU NEED TO SELL?

If you need to sell to fund your purchase we are pleased to advise our valuations are free. Contact one of our branches today to find out what your home is worth and why you should sell with Pinkertons.

WILL YOU NEED A MORTGAGE?

If you do speak to our team who will be happy to recommend an independent mortgage broker to help you get the mortgage you need for the house you want.

LETTINGS & PROPERTY MANAGEMENT

We have the UK's Best Property Management team and Northern Ireland's Best Lettings Department. If you need to let or rent a property you should speak with them first!

Energy Efficiency Rating

The rating for this property is:

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| Northern Ireland | | EU Directive 2002/91/EC | |

* For your information: The UK average rating is 'E50'.



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