



McCONNELL

CHARTERED SURVEYORS & PROPERTY CONSULTANTS

028 90 205 900

www.mcconnellproperty.com

OFFICES



TO LET

Ground Floor Office Unit
c.572ft² (53m²)

6a North Street
Newtownards
BT23 4DE



- Excellent office unit.
- Suitable for alternative uses, subject to planning.
- Located just off the busy Conway Square.



The Independent
Commercial Property
Consultants Network

MONTGOMERY HOUSE,
29-31 MONTGOMERY STREET, BELFAST BT1 4NX

T: 028 90 205 900

E: info@mcconnellproperty.com



Location

The premises are located just off Frances Street in Newtownards, a popular provincial town which is approximately 10 miles south of Belfast.

Description

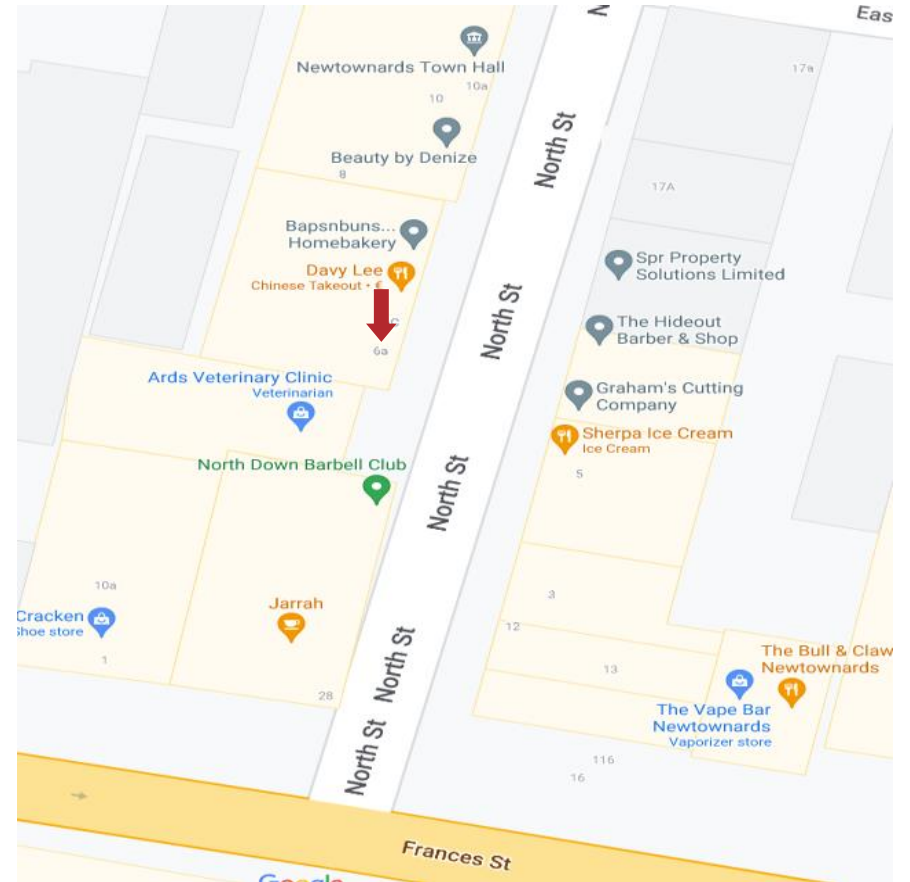
Excellent ground floor retail unit located just off the busy Conway Square in the centre of the town. This unit benefits from a powder coated aluminium shop front, carpet flooring and a suspended ceiling.

Additionally, there is a W/C located to the rear.

Accommodation

	m ²	ft ²
Store	5.3	57
Rear Store	3.9	42
Retail Area	44.1	474
	—	—
Total	53.2	573

Location Map





Lease Terms

Rent:	£7,500 per annum.
Term:	Effectively a new full repairing and insuring lease for a term by arrangement.
Management:	Tenant will be liable for payment of landlord's agent's fees based upon 6% of the annual rent plus VAT.
Service Charge:	A service charge will be levied to cover a proportionate part of the expense incurred in relation to building insurance. External repairs, building maintenance and cleaning of common areas.

Rates

We are advised by Land and Property Services (LPS) that the Net Annual Value (NAV) is £4,750.

The rate in poundage for 2022/23 is 0.5223. Rates payable in 2022/23 is therefore estimated to be £2480 per annum.

The property may be eligible to receive a small business rates relief of 20%. Interested parties are advised to make their own enquiries in relation to rates.

VAT

This unit is not elected for VAT.

EPC

Awaiting instruction.

Viewing

Strictly by appointment with McConnell Chartered Surveyors.

Contact: Frazer Hood

Hugo Wylie

Tel: 028 90 205 900

Email: frazer.hood@mcconnellproperty.com

hugo.wylie@mcconnellproperty.com