

McConnell



028 90 205 900
mcconnellproperty.com

TO LET



Ground Floor Office Unit c.572sq.ft (53sq.m)

6a North Street
Newtownards
BT23 4DE

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

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

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

LEASE TERMS

Rent: £7,500 per annum.

Term: Effectively a new full repairing and insuring lease for a term by arrangement.

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.

MANAGEMENT

Tenant will be liable for payment of landlord's agent's fees based upon 6% of the annual rent plus VAT.

NAV

We are advised by Land & Property Services that the Net Annual Value of the premises is £4,750.

The current commercial rate in the pound is £0.54174 (2023/24) therefore the approximate rates payable in 2023/24 are £2,573.

We understand the property may be eligible for Small Business Rates Relief of 25%.

Interested parties are advised to make their own enquiries to rates.

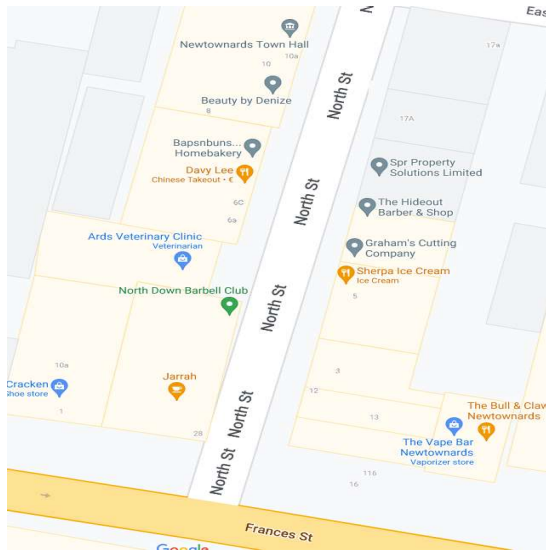
VAT

This unit is not elected for VAT.

EPC

Awaiting instruction.

LOCATION



Customer Due Diligence

As a business carrying out estate agency work we are required to verify the identity of both the vendor and the purchaser as outlined in the following: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 -

<http://www.legislation.gov.uk/ukxi/2017/692/made>

Any information and documentation provided by you will be held for a period of five years from when you cease to have a contractual relationship with McConnell Property. The information will be held in accordance with General Data Protection Regulation (GDPR) on our client file and will not be passed on to any other party, unless we are required to do so by law and regulation.

VIEWING

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

McConnell

 **JLL** Alliance Partner

Contact: Frazer Hood

Tel: 028 90 205 900

Email: frazer.hood@mcconnellproperty.com

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