

Unit 6, 5 Green Road, Conlig, Newtownards, BT23 7PZ

To Let

Neighbourhood retail unit extending to approximately 1,335 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 carriageway from Bangor to Newtownards and benefits from an abundance of on-site car parking. Immediate occupiers within the retail development include Centra, Winefair 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 1,335 sq ft and will be finished to a shell specification with capped off services. The unit is suitable to a variety of uses.

Schedule of Accommodation

	Sq Ft	Sq M
Total	1,335	124

Lease Details

Term - By negotiation.

Rent - £20,000 per annum.

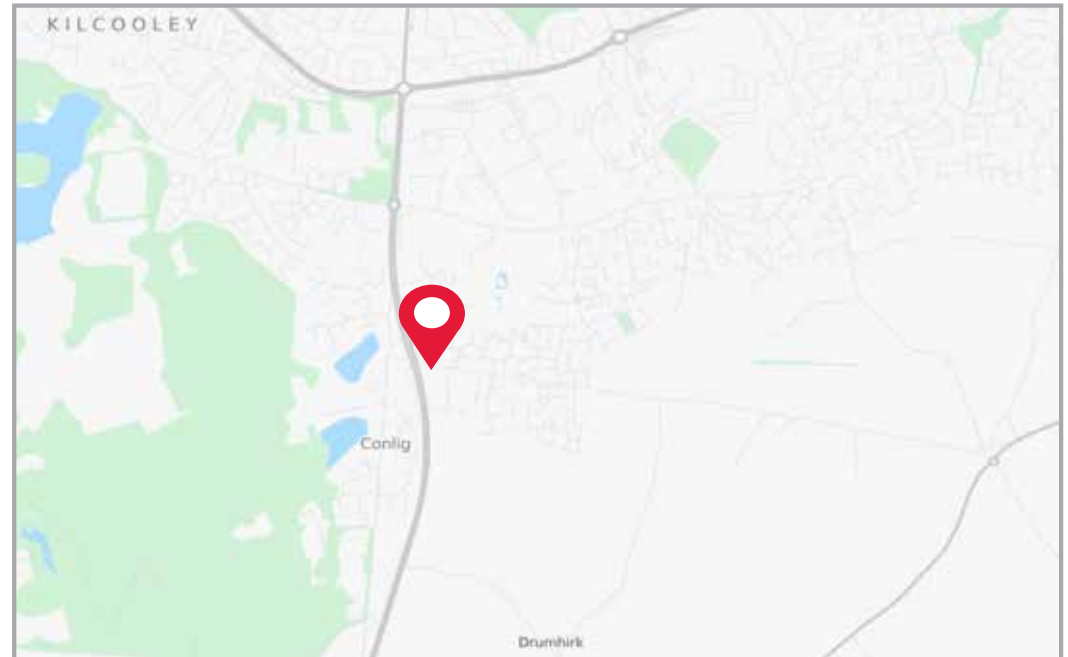
Rent Review - Every fifth year on an upwards only basis.

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.

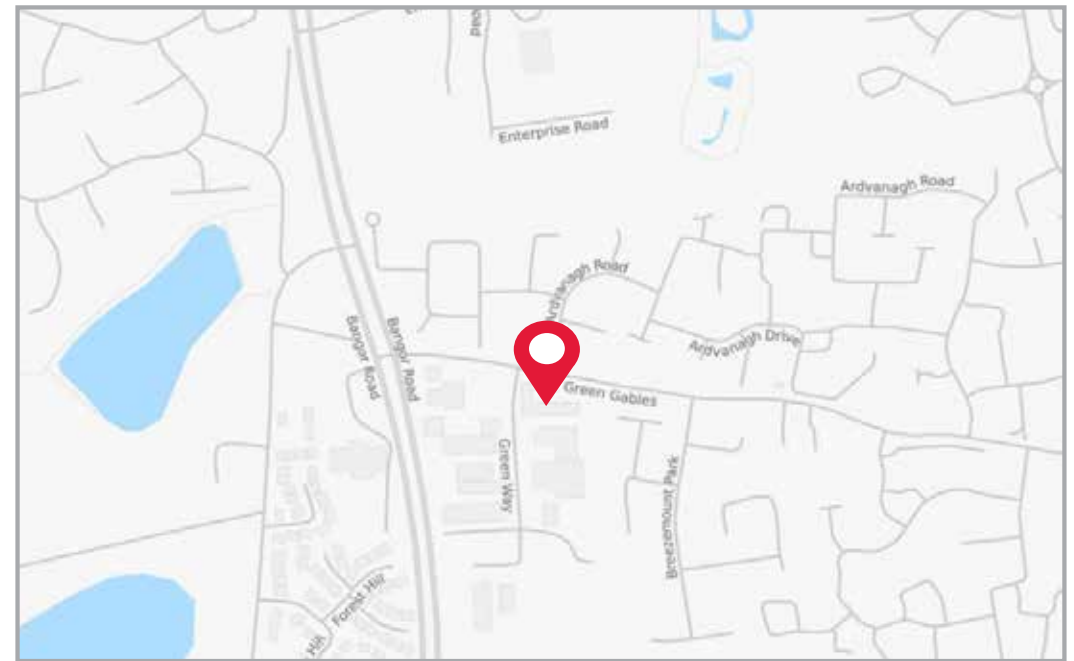
Insurance - The tenant will be responsible for paying a contribution for the building insurance premium to the landlord.

Energy Performance Certificate

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



For Indicative Purposes Only







Rates

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

Net Annual Value: £18,700

Non Domestic Rate £ 19/20: £0.5223

Rates Payable: £9,767.01

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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