



Instinctive
Excellence
in Property.

To Let

Prominent Retail Unit
c. 930 sq ft (86 sq m)

10B Frances Street
Newtownards
BT23 4JA

RETAIL

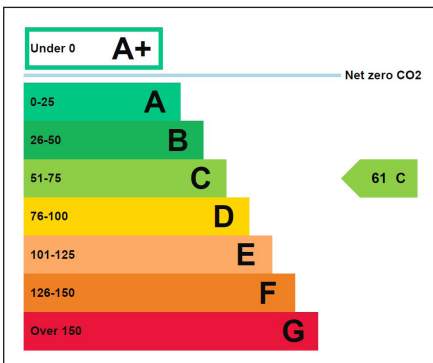


RETAIL

Location Map



EPC



Location

Newtownards is a town at the head of Strangford Lough, County Down. This rental unit is in the ideal location situated beside the post office in central trading position. Just off the Conway square benefiting from heavy footfall and the Saturday market. Traditionally known in the trading circles as the Newtownards goldmine.

Description

The property consists of retail accommodation at ground floor level and mezzanine storage. The rear includes a staff WC.

Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice, Sixth Edition. All areas being approximate:

Description	Sq Ft	Sq M
Ground Floor	670	62
First Floor	260	24
Total Net Internal Area	930	86

Lease Details

Rent: £950 per month (£11,400 per annum)
Term: Negotiable

Rates

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

Net Annual Value: £6,900
Rate in the £ for 2024/2025: £0.568667
Estimated rates payable: £3,923.80

VAT

We understand the property is not VAT registered.

Anti-Money Laundering

In accordance with the current Anti-Money Laundering (AML) Regulations, the purchaser/lessee will be required to satisfy the vendor/lessor and their agents regarding the source of the funds used to complete the transaction.

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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/ukksi/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 Osborne King. 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.

MISREPRESENTATION ACT 1967

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