

# TO LET

Excellent Ground Floor Offices c.1,338 sq.ft. (124.3 sq.m.)

plus 5 Dedicated Car Parking Spaces

Suite One, 3 Church Street, Newtownards BT23 4AN



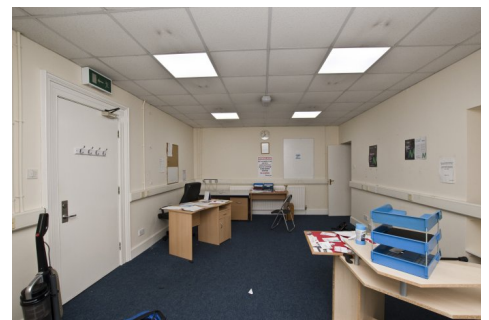
## Location

Newtownards is located approximately 12 miles east of Belfast and has a district population of c. 70,000 persons. The building is located on Church Street, one of the main thoroughfares for the town. Neighbouring occupiers in the vicinity include: Ards Hospital, Ards Borough Council, McKays Pharmacy and The Surgery.

## Description

The subject suite consists of offices and staff areas arranged at ground floor level, with kitchen and WC plus dedicated on-site car parking. The property is well finished to include plastered and painted walls, carpeted floors, UPVC double glazed windows, suspended ceilings with recessed fluorescent and spot lighting and oil fired central heating.

The first floor is rented to T-Gem Healthcare Ltd.



## RENT

£12,000 per annum excl.

Suite 2, 3 Church Street, Newtownards BT23 4AN Telephone +44 (0)28 9131 3830 e-mail: [gareth@trcommercial.co.uk](mailto:gareth@trcommercial.co.uk)

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### ACCOMMODATION

Ground Floor Offices c.1,338 sq.ft. (124.3 sq.m.)  
Plus WC  
and 5 Dedicated Car Parking Spaces

### LEASE DETAILS

**TERM** Minimum 3 years

**REPAIRS** Full Internal Repairing and Insuring basis plus service charge

**VAT** All rents are quoted exclusive of VAT, which is chargeable on the rent and outgoings.

### RATES

Suite 1 Ground Floor NAV £9,300  
Rates payable 2024/25 (with SBRR) £4,231

### EPC

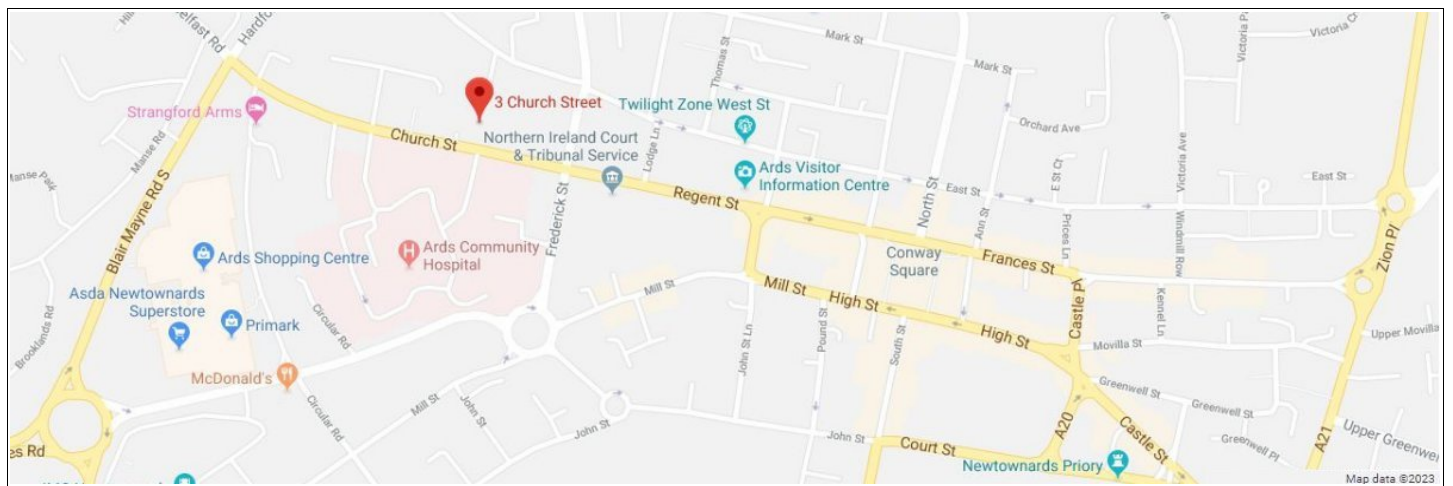
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### VIEWING

By appointment with Sole Agent 028 9131 3830

### 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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