

FOR SALE/TO LET

PROMINENT RETAIL UNIT
17 REGENT STREET, NEWTOWNARDS

**Campbell
Cairns**
Commercial

028 9024 9024



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LOCATION

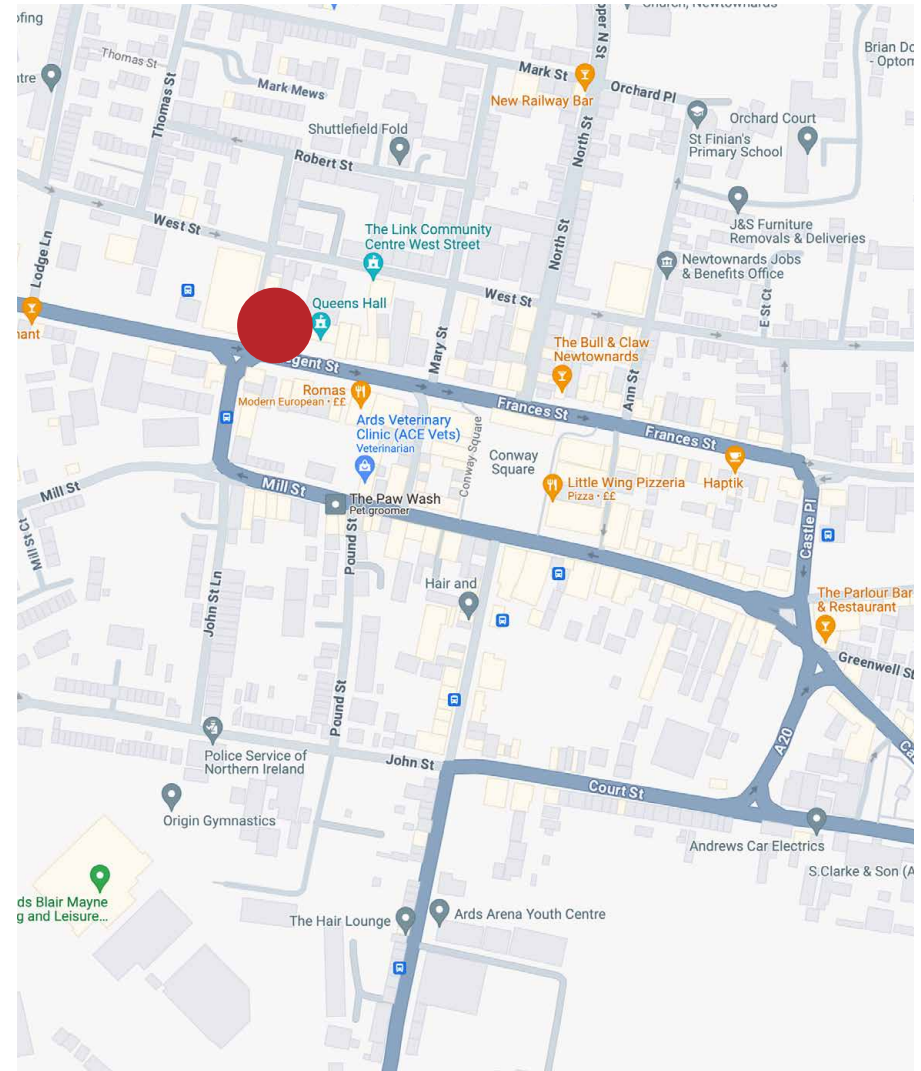
Newtownards is a busy commuter town located approximately 10 miles from Belfast, attracting shoppers and visitors from a wide catchment area throughout North Down and Belfast.

Regent Street is the main vehicular thoroughfare into the town centre and is exclusively in commercial use.

Other retailers within the vicinity include, Regent Flooring, Boots Pharmacy and The Queens Hall.

DESCRIPTION

The subject property benefits from a prominent position within the town centre and is suitable for many uses subject to planning. The property comprises a large open plan unit on ground floor finished to included suspended ceiling, recessed lighting. Kitchen and staff facilities located at first floor along with storage.



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ACCOMMODATION

Frontage	26 ft	7.98 m
Ground Floor	Sq Ft	Sq M
Retail Area	3,799	351.07
Stores	486	45.15
First Floor		
Stores/Staff	2,052	190.63
Total	6,317	586.85

NAV

We have been advised by Land and Property services that the NAV of the property is £20,600, giving an approx. annual rates bill of £11,714.

SALES DETAILS

Price: £150,000
Title: Freehold or long leasehold which may be subject to a nominal ground rent.

LEASE DETAILS

Rent: £15,000 per annum exclusive.
Term: Negotiable.
Insurance: Tenant to reimburse the landlord with the cost of building insurance.





For viewing appointments please contact:

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EPC

