



**For Sale/To Let Prominent Retail Unit**  
17 Regent Street, Newtownards

**Campbell  
Cairns**  
Commercial

**028 9024 9024**



**McKIBBIN**  
COMMERCIAL

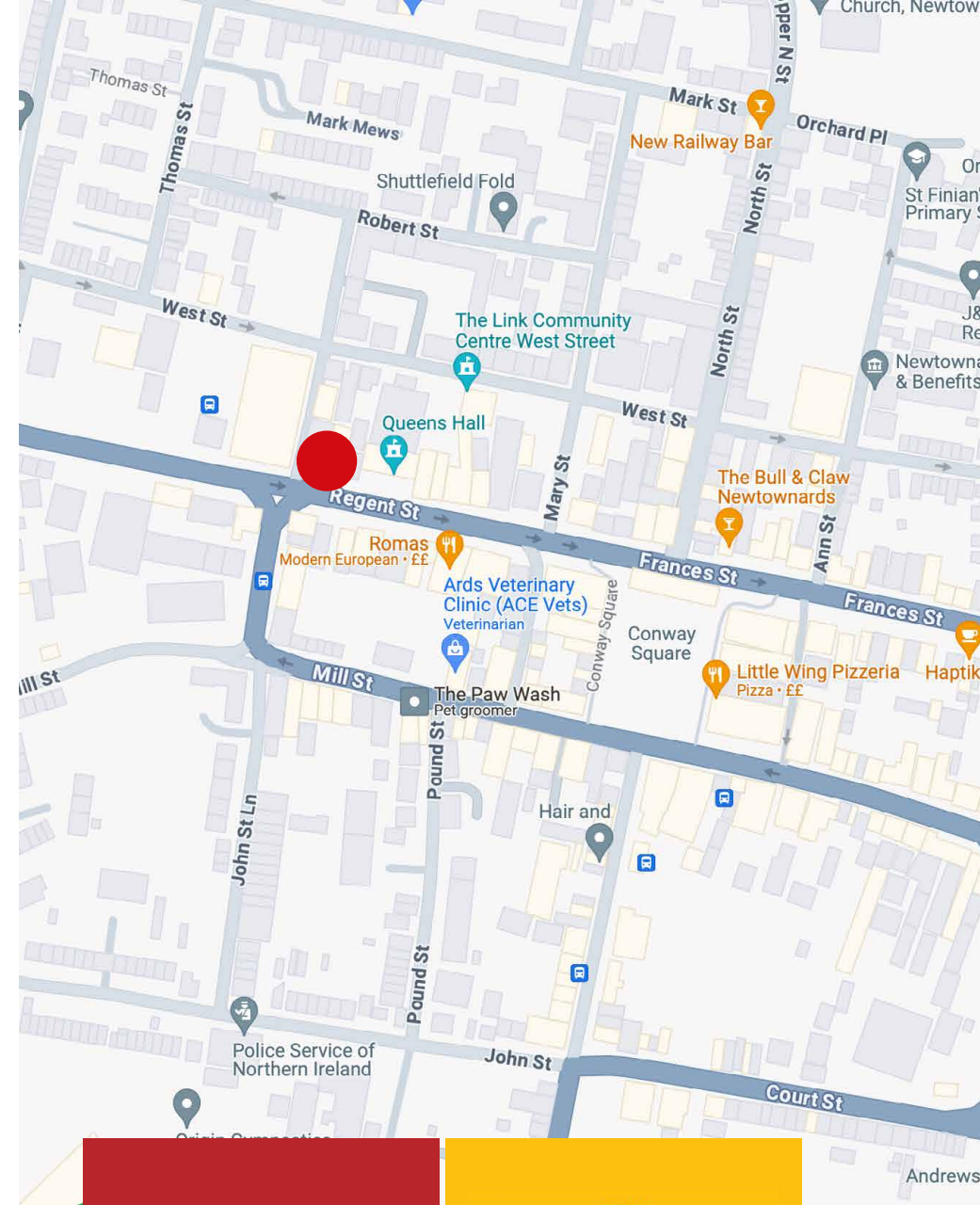
**028 90 500 100**

## 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

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

## LEASE

Rent: £15,000 per annum exclusive.

Term: Negotiable.

Insurance: Tenant to reimburse the landlord with the cost of building insurance.

## SALES DETAILS

Price: £150,000

Title: Freehold or long leasehold which may be subject to a nominal ground rent.

## RATE

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.

\* Interested parties should check their individual rates liability directly with Land & Property Services.

## VAT

All prices, outgoings and rentals are exclusive of, but may be liable to value added tax.



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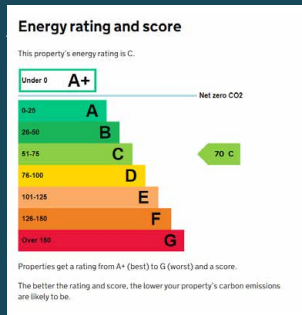
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## EPC



## CONTACT

For further information or to arrange a viewing contact:

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