







Former Cafe / Retail Unit

12 Frances Street Newtownards BT23 4JA

- Prominent corner location in • Newtownards town centre
- Accommodation extends to c. 1,300 sq.ft • (121 sq. m)

Montgomery House, 29-31 Montgomery Street, Belfast, BT1 4NX T: 028 90 205 900 E: info@mcconnellproperty.com Newtownards is a popular market town located approximately 10 miles east from Belfast City Centre. The subject property is situated on Frances Street just North of Conway Square in the centre of Newtownards. There is access to on-street parking to both the front of the premises and along North Street.

Nearby occupiers include Post Office, Reeds Rains, and Ulster Bank.

DESCRIPTION

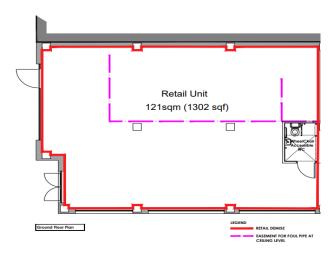
Former cafe unit available on Frances Street, ideally suited for ongoing cafe / retail use. Open plan unit with glazed shopfront onto Frances Street and 3.no shop windows onto the North Street return frontage, all fitted with secure roller shutters. The unit contains two convenient access points on the front elevation. The unit provides a spacious and bright layout with an accessible WC located to the rear. This property benefits from high volume of foot and vehicular passing traffic with parking bays to both the Frances Street and North Street elevations.

ACCOMMODATION

Floor	Sq Ft	Sq M
Retail Space	c. 1,300	121
Total Internal Area	c. 1,300	121

GROUND FLOOR RETAIL UNIT

McConnell



SERVICE CHARGE

Tenant responsible for service charge estimated at £1,000 in respect of upkeep of exterior and common parts.



LEASE TERMS

Rent: £18,000 p.a.

Term: Effectively a new full repairing and insuring lease for a term by arrangement.

NAV

We are advised by Land & Property Services that the Net Annual Value of the premises is £14,700.

The current commercial rate in the pound is £0.568667 (2024/25) therefore the approximate rates payable in 2024/25 are £8,359.40.

Interested parties are advised to make their own enquiries directly with Land & Property Services.

INSURANCE

An incoming tenant will be responsible for reimbursing a fair proportion of the landlord's building insurance premium.

Current year premium attributable to the subject £611.84.

EPC

An Energy Performance certificate will be provided upon completion of internal upgrading works.

VAT

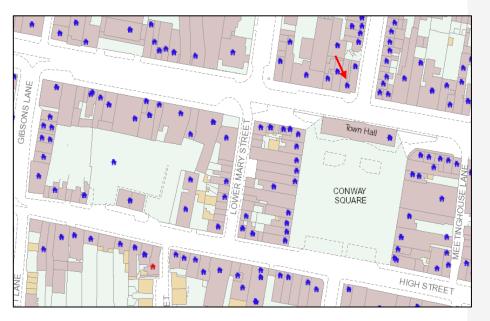
The property is presently NOT opted to tax therefore no VAT will be applicable on the annual rent and all other outgoings.

MANAGEMENT

Tenant is responsible for the landlord's agent's management fee based upon 6% of the annual rent plus VAT.

McConnell () JLL Alliance Partner

LOCATION



VIEWING

For further information or to arrange a viewing, please contact:





Contact:	Frazer Hood / Aoibhin McDonnell	
Tel:	07753 817 003 / 07442 232 006	
Email:	frazer.hood@mcconnellproperty.com /	
	aoibhin.mcdonnell@mcconnellproperty.com	
	Montgomery House,	
	29 – 31 Montgomery Street,	
	BT1 4NX,	
	Belfast	

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/uksi/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 McConnell Property. 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.

Disclaimer: McConnell Property Limited and its subsidiaries and their joint agents if any for themselves and for the seller or landlord of the property whose agents they are give notice that: (i) These particulars are given and any statement about the property is made without responsibility on the part of McConnell Property Limited or the seller or landlord and do not constitute the whole or any part of an offer or contract. (ii) Any description, dimension, distance or area given or any reference made to condition, working order or availability of services or facilities, fixtures or fittings, any on, approval or reference to suitability for use or occupation, photograph, plan, drawing, aspect or financial or investmer fact or at all and any prospective buyer or tenant must satisfy themselves by inspection or otherwise as to the accuracy of all information or suitability of the property. (iii) No employee of rom these particulars or otherwise or enter into any contract whatsoever in relation to the property in respect of any prospective purchase or letting including in respect of any re-sale potential or value or at all. (iv) Price or rent may be su ct to VAT lves concerning the correct VAT position. (v) Except in respect of death or personal injury caused by the negligence of McConnell Property Limited or its employees or nce or otherwise howsoever. for any loss arising from the use of these particulars or any information provided in respect of the property save to the extent that any statement or information has been made or given fraudulently by McConnell Property Limited. (vi) In the case of new nt or refurbishment prospective buyers or tenants should not rely on any artists' impressions or architects' drawings or specification or scope of works or amenities, infrastructure or services or information concerning views, character or appearance and timing concerning availability or occupation and prospective buyers or tenants must take legal advice to ensure that any expectations they may have are provided for direct with the seller or landlord and McConnell Property Limited shall have no liability whatsoever concerning any variation or discrepancy in connection with such matters