



**To Let First Floor Office Premises**  
104-108 Frances Street, Newtownards, BT23 7DX





# To Let First Floor Office Premises

104-108 Frances Street, Newtownards, BT23 7DX

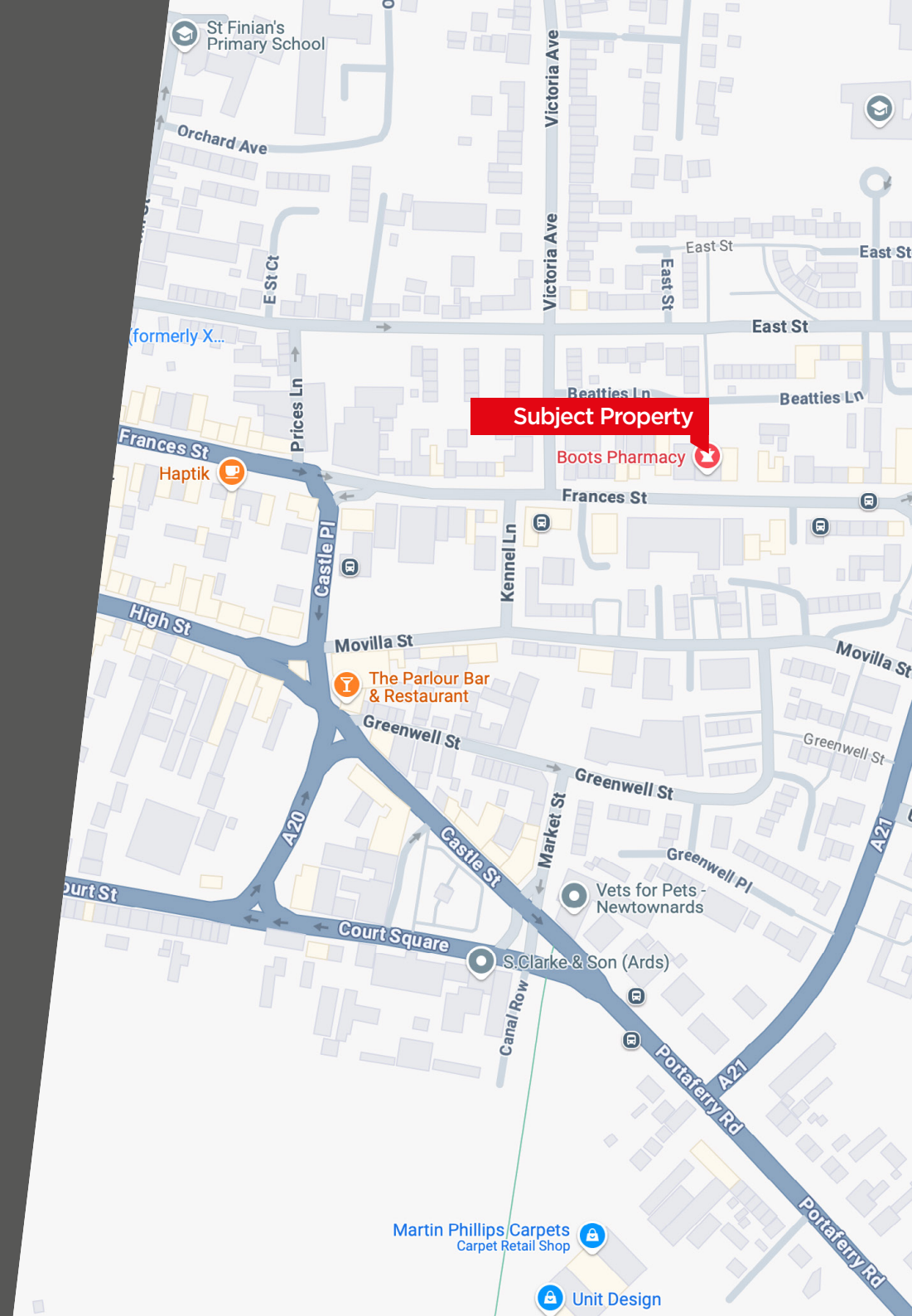
## Summary

- Prominent commercial premises fronting onto Frances Street, Newtownards.
- The property is suitable for a variety of uses, subject to planning.
- The premises is finished to a good standard extending to c. 1,980 Sq Ft.
- Neighbouring occupiers include Boots Pharmacy, Kwik Fit, Maxol Fuelling Station, and Mawhinneys Butcher & Delicatessen.

## Location

The subject property is located on Frances Street, bounded between Windmill Row and Zion Place.

Neighbouring occupiers include Boots Pharmacy, Kwik Fit, Maxol Fuelling Station, and Mawhinneys Butcher & Delicatessen.



# To Let First Floor Office Premises

104-108 Frances Street, Newtownards, BT23 7DX

## Description

The property is situated in a modern building, comprising of a first-floor suite which has been finished to a good standard to include carpeted flooring, fluorescent strip lighting, and an intercom system.

This first-floor office comprises of an open plan office space with 5 private offices, a reception area, a kitchen, and W/C.

## Accommodation

We calculate the approximate Net Internal Areas to be as follows:

Description	Sq M	Sq Ft
Open office space	117.18	1,262
Office 1	7.79	84
Office 2	7.70	83
Office 3	13.40	145
Office 4	12.74	138
Office 5	14.04	152
Kitchen	9.46	102
Store	1.28	14
<b>Total Approximate Net Internal Area</b>	<b>183.59</b>	<b>1,980</b>

## Lease

Length of lease by negotiation.

## Rates

NAV: £12,300

Non-Domestic Rate in £ (24/25): 0.568667

Rates Payable: £6,994.61 per annum

Please note, this property should be eligible for a 20% reduction in rates payable due to Small Business Rates Relief. We recommend that you contact Land & Property Services to verify these figures (Tel: 0300 200 7801).



# To Let First Floor Office Premises

104-108 Frances Street, Newtownards, BT23 7DX

## Rent

Inviting offers in the region of £15,000 per annum.

## Repair

Tenant responsible for interior repairs.

## Service Charge

Tenant to be responsible for the payment of a Service Charge in connection with the upkeep, maintenance and decoration of the exterior of which the subject promises forms part. The tenant is also responsible for the repayment of the proportion of the landlord's insurance premium.

## Management Fee

Tenant to be responsible for the payment of agent's management fees, which are calculated at 5% plus VAT of the annual rent.

## Lease

Length of lease by negotiation.

## VAT

All figures quoted are exclusive of VAT, which may be payable.

## Viewing

Strictly by appointment with the sole letting agents:

**Frazer Kidd**

028 9023 3111

mail@frazerkidd.co.uk







For further information please contact:

**Brian Kidd**  
07885 739063  
bkidd@frazerkidd.co.uk

**Neil Mellon**  
07957 388147  
nmellon@frazerkidd.co.uk

**Molly Willis**  
07534 181029  
mwillis@frazerkidd.co.uk

Telfair House, 87/89 Victoria Street, Belfast, BT1 4PB  
028 9023 3111  
mail@frazerkidd.co.uk  
frazerkidd.co.uk

**Disclaimer**

Frazer Kidd LLP for themselves and for the vendors of this property whose agents they are, give notice that (i) The particulars are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute part of an offer or contract; (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) No person in employment of Frazer Kidd LLP has any authority to make or give representations or warranty whatever in relation to this property.

As a business carrying out estate agency work when we enter into a relationship with a customer, we are required, if applicable, to verify the identity of both vendor and purchaser as outlined in the Money Laundering, Terrorist Financing and Transfer of Funds (information on the payer) Regulations 2017 – <http://www.legislation.gov.uk/uksi/2017/692/made>. In accordance with legislation, 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 Frazer Kidd LLP. The information will be held in accordance with the General Data Protection Regulations (GDPR) and will not be passed on to any other party unless we are required to do so by law.

## EPC

