

To Let Retail Unit

37A High Street, Newtownards, BT23 7HS

KC

KEE
COMMERCIAL

028 9091 8859
keecommercial.com



To Let Retail Unit

37A High Street, Newtownards, BT23 7HS

Location

Newtownards is a popular town located approximately 10 miles east of Belfast with a population of c.29,230 persons whilst also benefitting from a much wider catchment. The subject property is located along High Street which is regarded as the prime retail pitch in the town centre. Nearby occupiers include Card Factory, Caffè Nero, Argento, Savers, Vogue, Wardens and Jonzara.

Description

The building is configured over two floors offering sales space on the ground floor and ancillary accommodation on the first. This self-contained retail unit is currently in a fitted condition and benefits from strong frontage on to High Street. The property extends to the following approximate floor areas:

	Sq Ft	Sq M
Ground Floor	1,087	101
First Floor	351	33
Total	1,438	134

Lease Details

Rent: £25,000 per annum exclusive
 Term: 12 years
 Rent Review: Every 4th year upwards only to open market value
 Repairs: Effective full repairing and insuring lease

VAT

The figures quoted are exclusive of, however may be subject to VAT.

EPC

Copy of the EPC certificate will be available upon request.

Ratable Value

The following have been obtained from Land and Property Services:

Net Annual Value: £15,400
 Rate £23/24: £0.54174
 Rates Payable: £8,343 per annum approximately

Interested parties are advised to make their own enquiries of the Local Authority for verification purposes.



For viewing appointments
please contact:

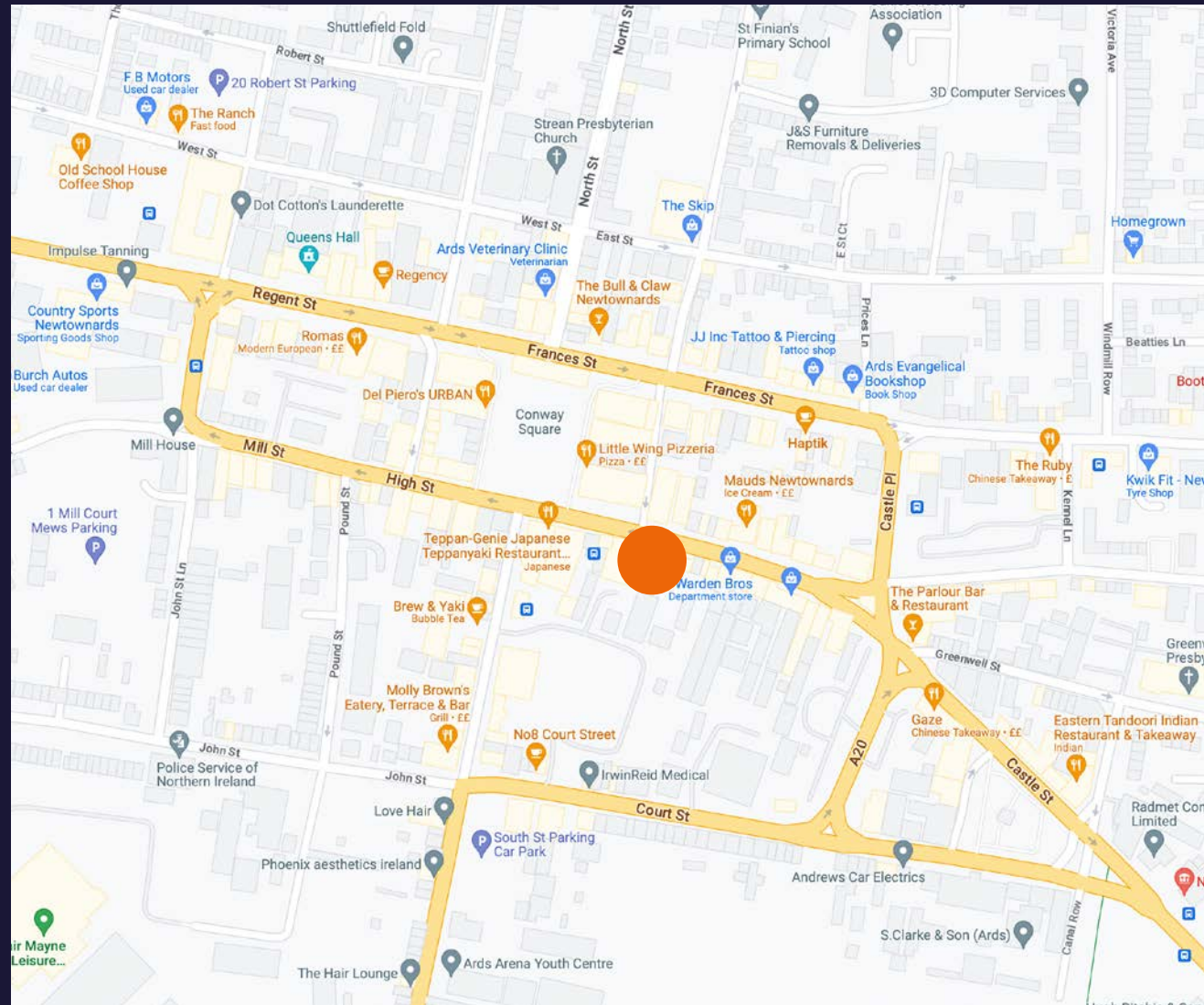
Ryan Kee

07739882431

ryan@keecommercial.com

Scottish Provident Building,
7 Donegall Square West,
Belfast, BT1 6JH

keecommercial.com



Disclaimer - Kee Commercial (and their Joint Agents where applicable) for themselves and for the Vendors or Lessors of the property whose agents they are give notice that; i) these particulars are given without responsibility of Kee Commercial or the Vendors or Lessors as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; ii) Kee Commercial cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and any prospective 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 accuracy of each of them; iii) no employee of Kee Commercial has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the property; iv) VAT may be payable on the purchase price and/or rent, all figures are quoted exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; v) Kee Commercial will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.