

FOR SALE

Prime Commercial Investment

2a Portaferry Road, Newtownards BT23 8NN



The property comprises a beautifully refurbished old Mill building set in the heart of Newtownards, a busy market town serving the Ards Peninsula and only 10 miles from Belfast.

The property includes excellent parking provision and is fully fitted out for occupation by the tenant, Vets4Pets.

- Recently refurbished building
- Rent £32,500 p.a.; 15 year lease from 25 April 2017
- Fixed 10% uplifts on review
- Rent guaranteed by prime covenant

ACCOMMODATION

The unit has a gross internal floor area of approx. 2,000 sq.ft.

PRICE

Offers in the region of £475,000

VAT

Applicable to the above

EPC

To be confirmed



54 High Street Holywood BT18 9AJ Telephone +44 (0)28 9042 4747

E-MAIL: dee@trcommercial.co.uk

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LEASE

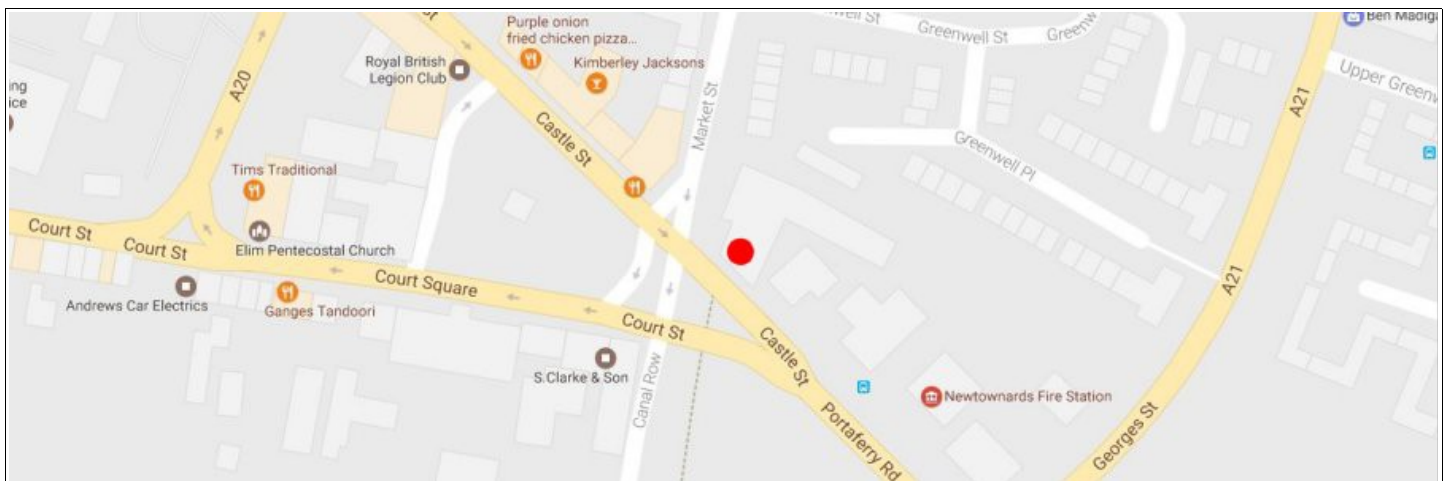
Tenant: Newtownards Vets4Pets Limited
 Lease: 15 years from 25 April 2017
 Rent: £32,500 per annum
 Rent Free: 6 months from 25 April 2017
 Rent Reviews: 5 yearly; fixed 10% uplifts on review
 Other: F.R.I. terms
 Guarantor: Companion Care (Services) Ltd
 Copy of lease available to genuinely interested parties.

GUARANTOR

The guarantor of the lease is Companion Care (Services) Ltd, a wholly owned subsidiary of Vets4Pets Ltd, who are part of the Pets at Home plc group. For the year ending 31 March 2016, the accounts for Companion Care (Services) Ltd show a turnover in excess of £28m with a net profit after tax in excess of £10m and a net worth of some £31m.

Potential purchasers should make their own enquiries.

VIEWING By appointment with Sole Agents 028 9042 4747



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