

# TO LET

(by Way of Assignment or Sub-Lease)

40 High Street, Newtownards BT23 7HZ



The unit is located on High street, Newtownards, the main shopping street in the town. Newtownards is approximately 12 miles east of Belfast and according to the last census has a district population of c 70,000. Adjacent occupiers include Berlin Clothes, Leather, JonZara, Moda, Koko and Mauds. Neighbouring occupiers Wardens, Knotts, Danske Bank, Café Nero, Menarys and Bob & Berts.

The subject property is a ground floor retail unit arranged as front sales with rear kitchen / storage plus WC.

It is finished to include solid floor overlaid with laminate, suspended ceiling with a mixture of recessed diffused low voltage lighting plus some angled spot lighting, aluminium glazed shop front and electric roller shutter door.

**RENT** **£7,280 per annum**

**VAT** May be applicable to above

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

E-MAIL: [dee@trcommercial.co.uk](mailto:dee@trcommercial.co.uk)

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### ACCOMMODATION

Front Sales	239 sq.ft.	(22.2 sq.m.)
Rear Kitchen / Storage Plus W.C.	78 sq.ft.	(7.2 sq.m.)
Total Accommodation	317 sq.ft.	(29.4 sq.m.)

LEASE DETAILS	5 years from 27 <sup>th</sup> June 2014	
Passing Rent		£7,280 excl

RATES	NAV	£7,050
	Rates payable with SBRR	£3,079.70

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VIEWING	By appointment with Sole agents 028 9042 4747
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### Energy Performance Asset Rating

More energy efficient

**A+**

Net zero CO<sub>2</sub> emissions

**A** 0-25

**B** 26-50

**C** 51-75

**D** 76-100

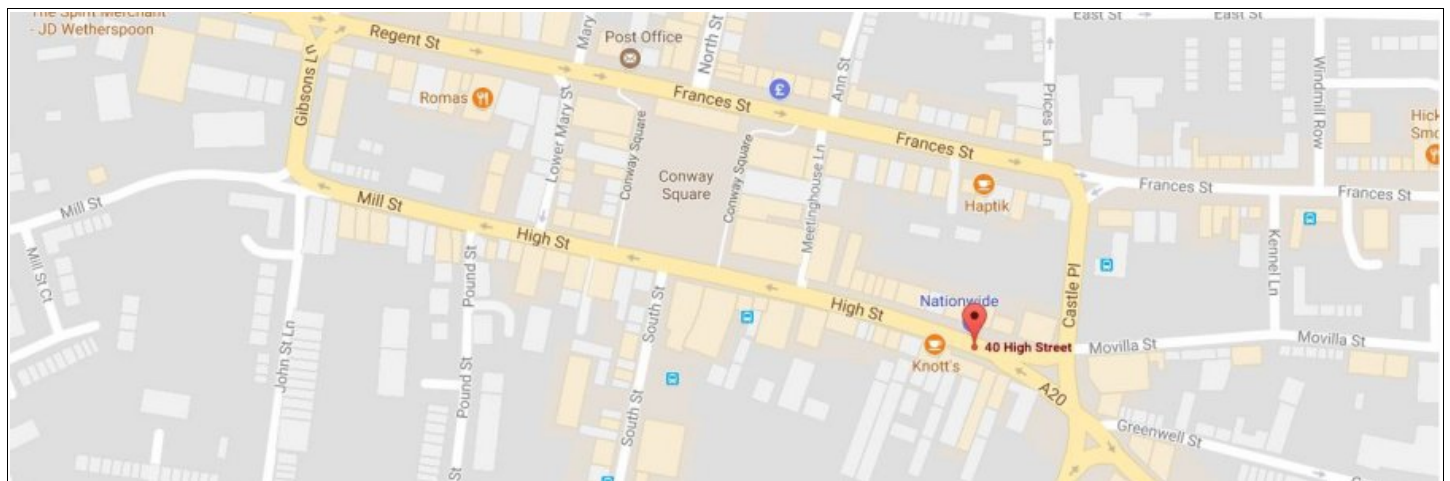
**E** 101-125

**F** 126-150

**G** Over 150

Less energy efficient

**111** This is how energy efficient the building is.



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