

# TO LET

Warehouse (with Office / Workshop & Enclosed Yard)  
167-171 Mill Street, Newtownards BT23 4LN



## LOCATION

Newtownards is located approximately twelve miles east of Belfast City Centre and has a district population of c. 70,000 people. The subject property is a former Caravan Repairs & Sales Centre and is located on Mill Street, a busy thoroughfare on the south-west of the town centre. The premises are located behind Scrabo Service Station. Neighbouring occupiers include Poundstretcher, Big Break Snooker Centre, Kristies and Modern Tyres.

## DESCRIPTION

The warehouse is of solid concrete block construction with roughcast exterior cement rendering and a pitched roof. At the front end there are double sliding steel doors and to the rear is a roller shutter door. Internally there is a concrete screed floor plus fluorescent strip lighting and 3 phase electricity.

## RENT

£10,000 per annum excl.

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

Warehouse	c. 1,420 sq.ft.	(132 sq.m.)
Office / Workshop		
General Office	c. 443 sq.ft.	(41.2 sq.m.)
Private Office	c. 165 sq.ft.	(15.3 sq.m.)
Kitchen and Storage Area	c. 142 sq.ft.	(13.2 sq.m.)
Office Workshop Total	c. 750 sq.ft.	(69.6 sq.m.)

**Total Accommodation** c. **2,170 sq.ft.** (**201.6 sq.m.**)

Concrete Yard c. 8,000 sq.ft (743 sq.m.)

### LEASE DETAILS

TERM	Minimum 3 years	
REPAIRS	Full Repairing and Insuring Basis	
RATES	NAV	£5,350.00
	Rates payable 2018/19 (with SBRR)	£2,325.92
VAT	All rentals are quoted exclusive of VAT which is chargeable	
EPC	Awaiting certificate	
VIEWING	By appointment with Sole Agent 028 9042 4747	



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