

TO LET

(By Way of Assignment / Sub-Lease)

Excellent Ground Floor Office

c.1,338 sq.ft. (124.3 sq.m.) plus 5 Car Parking Spaces

Suite One, 3 Church Street, Newtownards BT23 4AN



Location

Newtownards is located approximately 12 miles east of Belfast and has a district population of c. 70,000 persons. The building is located on Church Street, one of the main thoroughfares for the town. Neighbouring occupiers in the vicinity include: Ards Hospital, Ards Borough Council, McKays Pharmacy, The Surgery and Peninsula Care Services who occupy the first floor of the subject property.

Description

The subject property consists of offices and staff areas arranged at ground floor level along with kitchen and WC facilities plus on-site car parking to both the front and rear. The property is finished to include plastered and painted walls, solid floors, UPVC double glazed windows, a mixture of LED, fluorescent and spot lighting, oil fired central heating plus alarm system. There is disabled access to both the front and side of the suite along with a rear access. It was last occupied by the Newtownards Credit Union who moved to acquired premises.



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ACCOMMODATION

Suite One c.1,338 sq.ft. (124.5 sq.m.)
Plus WC
and 5 Car Parking Spaces

LEASE DETAILS

RENT £11,000 per annum

TERM 5 year lease from 1st December 2016

REPAIRS Full Internal Repairing and Insuring basis plus service charge

VAT All rents are quoted exclusive of VAT, which is chargeable

RATES NAV £7,700.00
Rates payable 2018/19 (with SBRR) £3,433.42

EPC E-122

VIEWING By appointment with Sole Agent 028 9042 4747

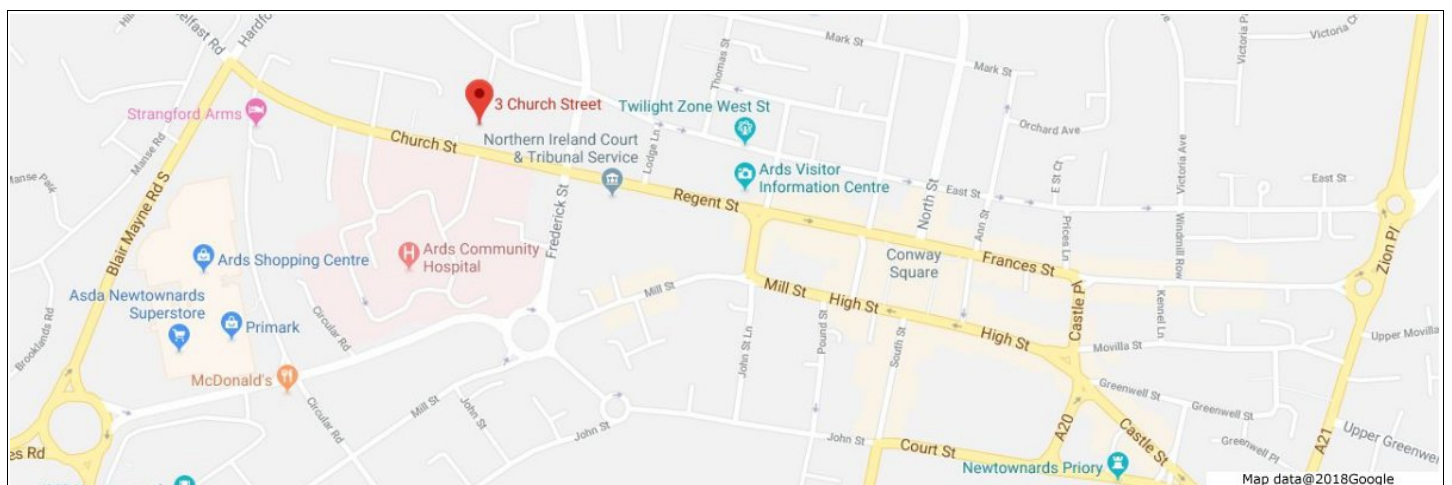


Energy Performance Asset Rating

More energy efficient



Less energy efficient



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