

# TO LET

Hot Food Unit c.533 sq.ft. (49.5 sq.m.)  
183 Mill Street, Newtownards BT23 4LN



## LOCATION

The subject property is located on Mill Street, Newtownards.

Newtownards is located approximately twelve miles east of Belfast City Centre and has a town population of c.28,000 and a district population of c.70,000 people. Mill Street is a busy thoroughfare on the south-west of the town centre. The premises are close to Regent House and the Model Primary School. Also neighbouring occupiers include Poundstretcher, Scrabo Service Station, Ards Tyre Service, The Balloon Empire and Twilight Zone/Big Break Snooker Centre.

## DESCRIPTION

The unit is a semi detached single storey self contained property with a flat roof. There is a small shared yard to the rear. The unit is arranged as hot food sales with seating area, along with kitchen, preparation areas, storage and wc to the rear. It is finished to include tiled flooring, painted walls, fluorescent lighting and automatic roller shutter door.

**RENT** £6,000 per annum exclusive

**VAT** Applicable to the above

**54 High Street Hollywood BT18 9AJ Telephone +44 (0)28 9042 4747 e-mail: [dee@trcommercial.co.uk](mailto:dee@trcommercial.co.uk)**

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### ACCOMMODATION

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### LEASE DETAILS

Term Minimum 3 years  
Repairs Full Repairing and Insuring basis

Rates NAV £3,800  
Rates payable 2019/20 £2,165.38  
\* With standard SBRR @ 25% £1,624.04  
\* Interested parties should check as such discount may vary

EPC F-136

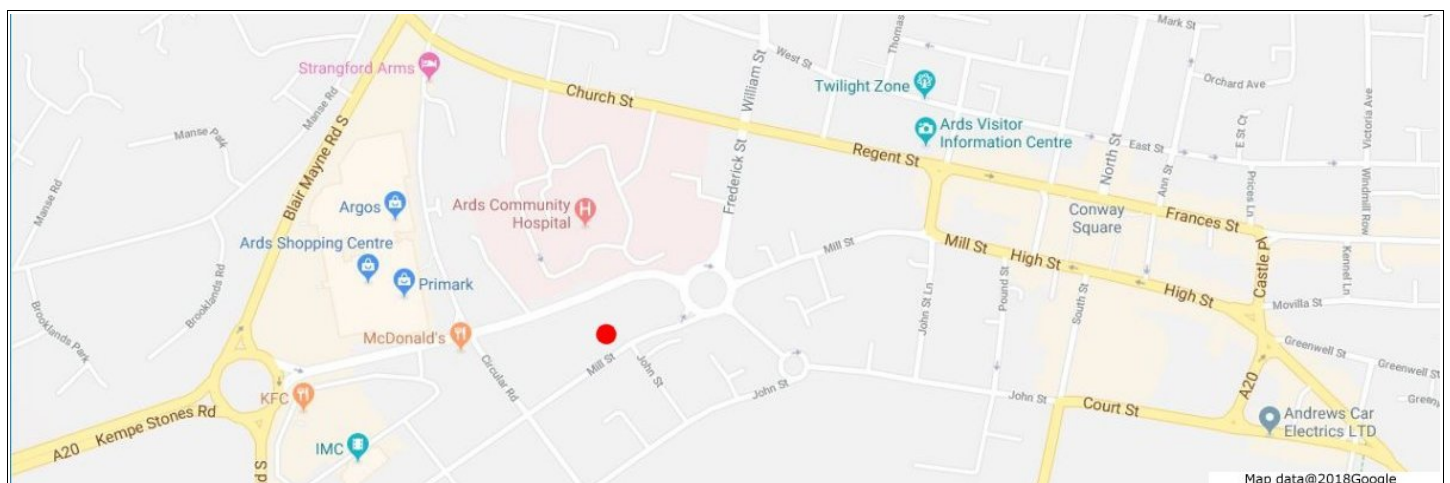
VIEWING By appointment with Sole Agent 028 9042 4747

#### Energy Performance Asset Rating

More energy efficient



Less energy efficient



**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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