

# TO LET

**\*\*\* RENT REDUCED – INCENTIVES AVAILABLE \*\*\***

**Compact Corner Retail Unit c.518 sq.ft. (48 sq.m.)  
203-205 Mill Street, Newtownards BT23 4JE**



## LOCATION

The subject property is located on the corner of Mill Street and Circular Road in Newtownards. Newtownards is located approximately twelve miles east of Belfast City Centre and has 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 and are suitable for a variety of uses ( Subject to Planning). Neighbouring occupiers include Ards Auto's, Poundstretcher, Ards Tyre Service and Big Break Snooker Centre

## DESCRIPTION

The subject property consists of two adjoining end terrace units with Retail / Showroom accommodation at Ground Floor level. The first floor has been sealed off. The property has a pitched roof with smooth render finish on the walls and two electric roller shutters. It is finished to include solid floor overlaid with carpet and vinyl, plastered and painted walls plus fluorescent strip lighting

**RENT**                      **£3,000 per annum**

**VAT**                         **Applicable to the 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

Ground Floor Plus W.C. c.518 sq.ft. (48 sq.m.)

### LEASE DETAILS

Term Minimum 1 year

Repairs Full Repairing and Insuring basis

Rates NAV £4,900.00  
 Rates payable 2019/20 £2,792.22  
 \* With standard SBRR @ 25% £2,094.17  
 \* Interested parties should check as such discount may vary

EPC F-139

VIEWING By appointment with Sole Agent 028 9042 4747

### 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

◀ 139 This is how energy efficient the building is.



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