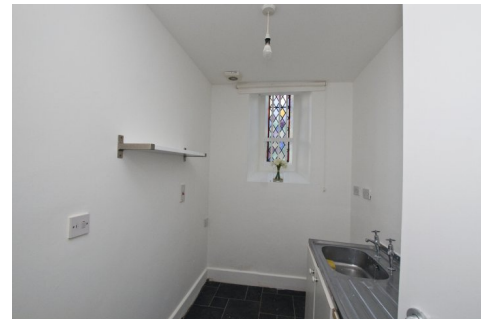


# TO LET

Multi-Purpose Building with Large Open Studio Space on Both Floors  
 Streen Hall, 2a West Street, Newtownards BT23 4EN



## LOCATION/DESCRIPTION

This is a former Church Hall and a Grade B Listed Building. The last tenant was a Lego Play/Make Café and previously it was a dance studio and antiques. It is a multi-purpose building with two main Halls/Studio spaces with timbered ceilings, excellent wooden floors and good ancillary accommodation. With its central location in Newtownards, off Frances Street, and directly behind Reeds Rains Estate Agents, this will surely appeal to a user looking for style, space and quality.



## ACCOMMODATION

Lower Ground Floor	Entrance Hall		
	Inner Hall / Reception	c. 66 sq.ft.	(6.1 sq.m.)
	Kitchen	c. 44 sq.ft.	(4.1 sq.m.)
	Studio / Dance Floor	c. 897 sq.ft.	(83.4 sq.m.)
Ground Floor	Store	c. 28 sq.ft.	(2.6 sq.m.)
	Front Hall		
	Studio / Dance Floor	c. 913 sq.ft.	(84.8 sq.m.)
	Store	c. 89 sq.ft.	(8.2 sq.m.)
Outside	W.C. Accommodation		
	Office/Stores Plus Disabled Access W.C.	c. 110 sq.ft.	(10.3 sq.m.)
Total Accommodation		c. 2,147 sq.ft.	(199.5 sq.m.)

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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<b>RENT</b>	<b>Offers in the region of £17,500 per annum</b>
<b>VAT</b>	We are advised that VAT is not chargeable on the rent
<b>LEASE</b>	By negotiation. Subject to a minimum of 3 years
<b>REPAIR</b>	Tenant responsible for internal repairs and for external maintenance. Tenant also responsible for refunding Landlord with cost of buildings insurance
<b>RATES</b>	NAV <span style="float: right;">£8,400</span> Rates payable 2019/20 with 20% SBRR <span style="float: right;">£3,828.77</span> (interested parties should make their own enquiries)
<b>EPC</b>	G-222
<b>VIEWING</b>	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

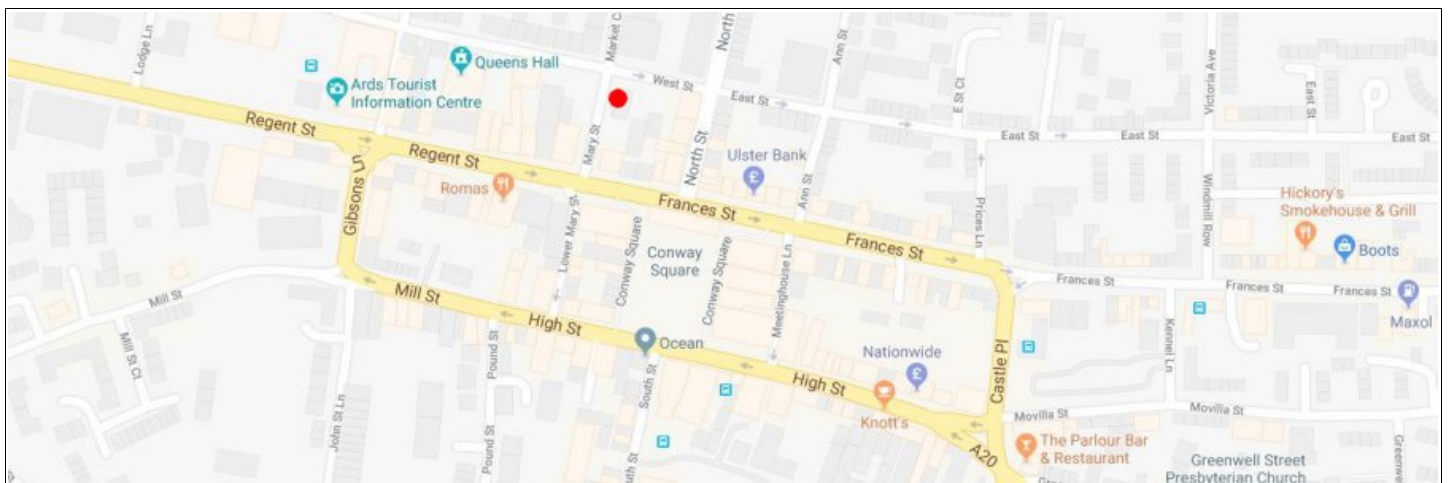
E 101-125

F 126-150

G Over 150

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

Less energy efficient



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