

TO LET

Refurbished Retail Unit c.2,322 sq.ft. (215.7 sq.m.)
15 Frances Street, Newtownards BT23 7DW



Location

Newtownards is located approx 12 miles east of Belfast. The building is located on Frances Street, one of the main thoroughfares for the town and in a high prominent position. Neighbouring occupiers include: Laser Travel, Roamer Health & Beauty, Parks Dental, Haptik Coffee Shop, Ulster Bank and Euronics Centre.

Description

The property consists of a refurbished retail unit over three floors. It is arranged as ground floor retail with first and second floor offices. It has a double glazed shop front, metal shutters, solid floor, suspended ceiling with recessed LED lights, alarm system and gas fired heating. There is a separate pedestrian door for upper floor access.

It is ready for immediate tenant fit out.

SIZE

Ground Floor	Retail Kitchen Plus W.C.	c. 1,508 sq.ft. c. 89 sq.ft.	(140.1 sq.m.) (8.3 sq.m.)
First Floor	Office	c. 497 sq.ft.	(46.2 sq.m.)
Second Floor	Attic Office	c. 228 sq.ft.	(21.2 sq.m.)
Total Accommodation		c. 2,322 sq.ft.	(215.7 sq.m.)



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RENT	£16,000 per annum excl.	
TERM	Minimum 3 years	
REPAIRS/INSURANCE	Full Repairing and Insuring basis.	
VAT	We are advised the building is not registered for VAT so VAT is not chargeable on the rent.	
RATES	NAV	£12,700
	Rates payable 2019/20 with 20% SBRR	£5,789.54
EPC	E-106	
VIEWING	By appointment with Sole Agent 028 9042 4747	



Energy Performance Asset Rating

More energy efficient

A+

Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

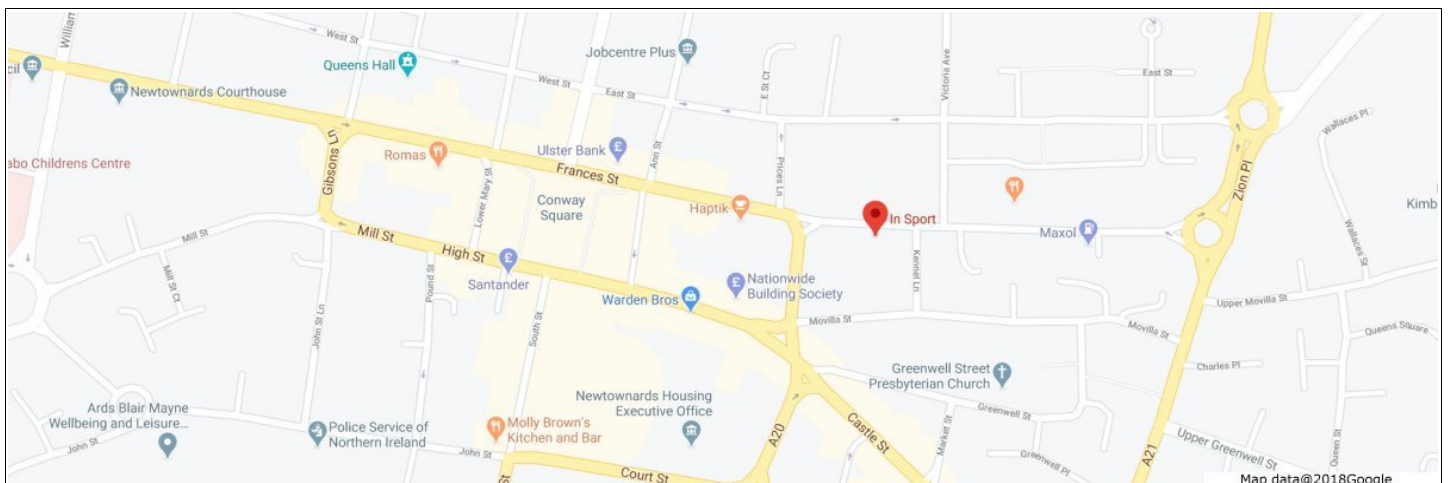
E 101-125

106 This is how energy efficient the building is.

F 126-150

G Over 150

Less energy efficient



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