

TO LET

Self Contained Office Unit c.538 sq.ft. (50 sq.m.)
185 Mill Street, Newtownards BT23 4LN



LOCATION

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. 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 Schools. Neighbouring occupiers include Muriels Fish and Chip Shop, 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 unit with a flat roof. There is a small shared yard to the rear. The unit is arranged as an open plan office along with WC to rear. It is finished to include Terrazzo flooring, plastered walls and fluorescent lighting. It is currently in shell specification and can be fitted to an individual tenant's needs.

RENT **£5,000 per annum exclusive**

VAT Applicable to the above

54 High Street Holywood BT18 9AJ Telephone +44 (0)28 9042 4747 e-mail: gareth@trcommercial.co.uk

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Misrepresentation Act 1967: The premises are offered subject to contract, availability and confirmation of details. The particulars do not form any part of a contract and whilst believed to be correct no responsibility can be accepted for any errors. None of the statements contained in the particulars are to be relied on as statements of fact. Any interested purchasers or lessees must satisfy themselves by inspection or otherwise as to the correctness of those statements. The Vendors or Lessors do not make or give TRC or any person in its employment, any authority to make or give any representations or warranty whatsoever in relation to this property. Unless otherwise stated all prices and rentals are exclusive of VAT to which they may be subject.



ACCOMMODATION

Open Plan Offices c.538 sq.ft. (50 sq.m.)

LEASE DETAILS

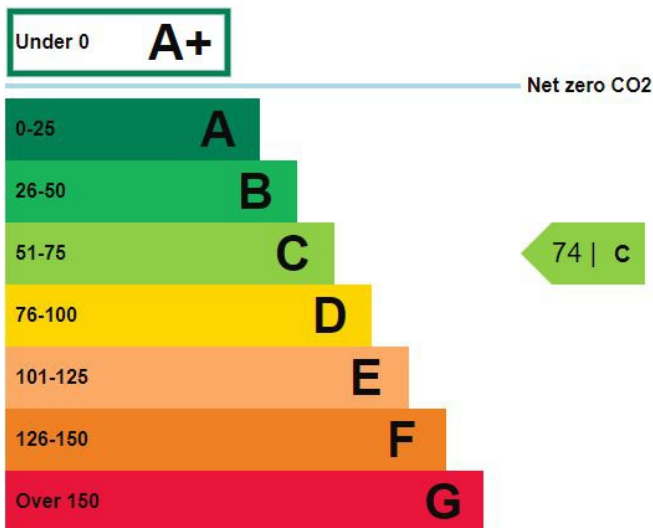
TERM Minimum 1 year

REPAIRS Full Repairing and Insuring basis

RATES NAV £4,100
Rates payable 2020/21 with 25% SBRR £1,570

EPC C-74

VIEWING By appointment with Sole Agent 028 9042 4747



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