

TO LET

Modern Ground Floor Surgery/Retail and First Floor Offices 5-9 South Street, Newtownards BT23 4JT



SPACIOUS AND WELL FITTED UNITS AT REASONABLE RENTS

This property is available to let in two separate units or as one, if required. It is ideally situated in central Newtownards, some 50 yards from the High Street and Conway Square, directly opposite the entrance to the Public Car Park.

The generous ground floor unit has been occupied by an Orthodontist and has been fitted out to a high standard. Accommodation is Spacious Reception; Large Treatment Room; Prep Room; Kitchen; X-Ray; Disabled W.C.

The first floor offices offer modern open plan space with suspended ceilings/inset fluorescent lights and excellent natural lighting.

SIZE

Ground Floor	Surgery	1,140 sq.ft.	(106 sq.m.)
First Floor	Offices	1,017 sq.ft.	(94.5 sq.m.)

RENT

Ground Floor Offers in the region of £12,500 per annum

First Floor Offers in the region of £7,500 per annum



Suite 2, 3 Church Street, Newtownards BT23 4AN Telephone +44 (0)28 9131 3830 e-mail: brian@trcommercial.co.uk

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VAT	Applicable to the above rent	
LEASE	By negotiation	
SERVICE CHARGE	Tenant responsible for payment of a service charge in respect of proportionate cost of exterior maintenance, decoration and further proportionate cost of building insurance.	
RATES		
Ground Floor	NAV	£12,000
	Rates payable 2021/22	£6,128.76
First Floor	NAV	£5,300
	Rates payable 2021/22	£2,706.87
EPC	C-73	
VIEWING	Strictly by appointment with Sole Agents 028 9042 4747	



Energy Performance Asset Rating

More energy efficient

A+

Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

73 This is how energy efficient the building is.

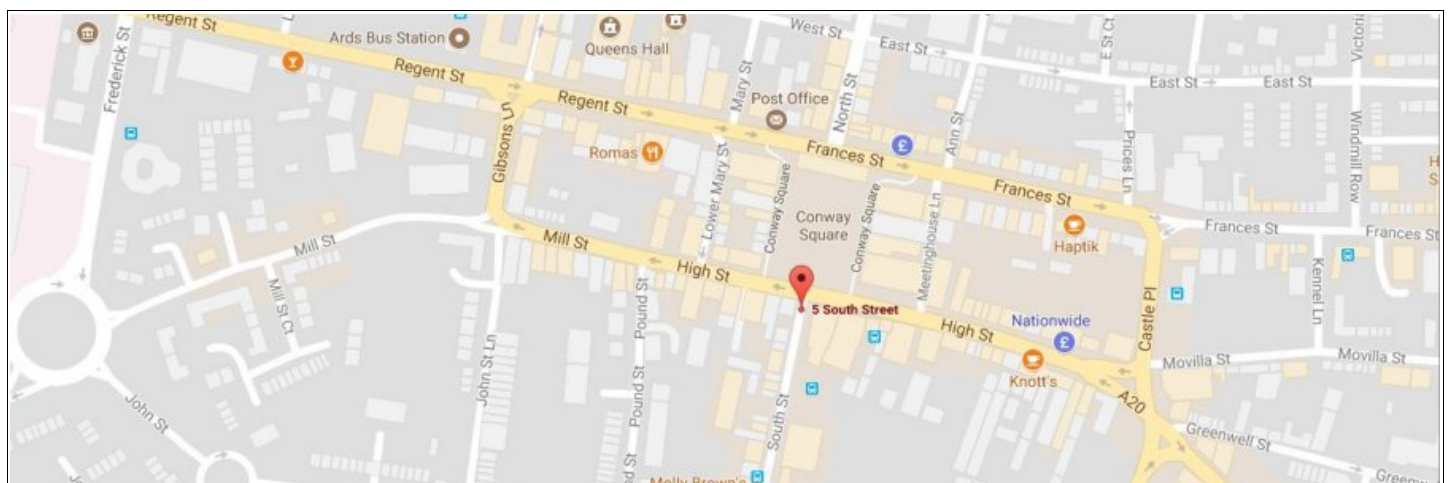
D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient



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