

**RENT REDUCED**

**TEMPLETON  
ROBINSON**  
**COMMERCIAL**

CHARTERED VALUATION SURVEYORS

# TO LET

Former Pub c. 2,324 sq.ft. (215.9 sq.m.) Suitable for storage  
Plus large car park and ancillary stores/yard (liquor license already sold)  
30 West Street, Newtownards BT23 4EN



## LOCATION

Newtownards is located approximately 12 miles east of Belfast and has a district population of c.70,000 persons. The building is located on the corner of West Street and Lodge Lane. West Street runs parallel to Regent Street and adjacent to James Street.

Neighbouring occupiers in the vicinity include Translink Bus Station, North Down Bar Bell Club, Family Resource Centre and Tuk Tuk Restaurant.

## DESCRIPTION

The property comprises a former pub at ground floor level. It is currently arranged as bar sales to the front, with rear pool room, second bar servery, kitchen plus storage along with separate male and female wcs and car parking for approx. 12 cars.

It has solid floors with a mixture of part tiled, part carpeted floor, painted walls, roller shutter over front door and oil fired central heating, but is in need of modernisation and refurbishment. There are additional stores and small service yard to rear (if required).



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

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### ACCOMMODATION

Bar Area	c.1,212 sq ft	(112.6 sq m)
Rear Pool room plus bar	c.952 sq ft	(88.4 sq m)
Kitchen with store	c.160 sq ft	(14.9 sq m)
Plus male and female WCs		

**Total** **c.2,324 sq ft (215.9 sq m)**

**OUTSIDE** 12 car park spaces to the front and rear Beer Store and enclosed yard area.

### LEASE DETAILS

**RENT** **£6,000 per annum excl.**

**LEASE** Negotiable – minimum one year

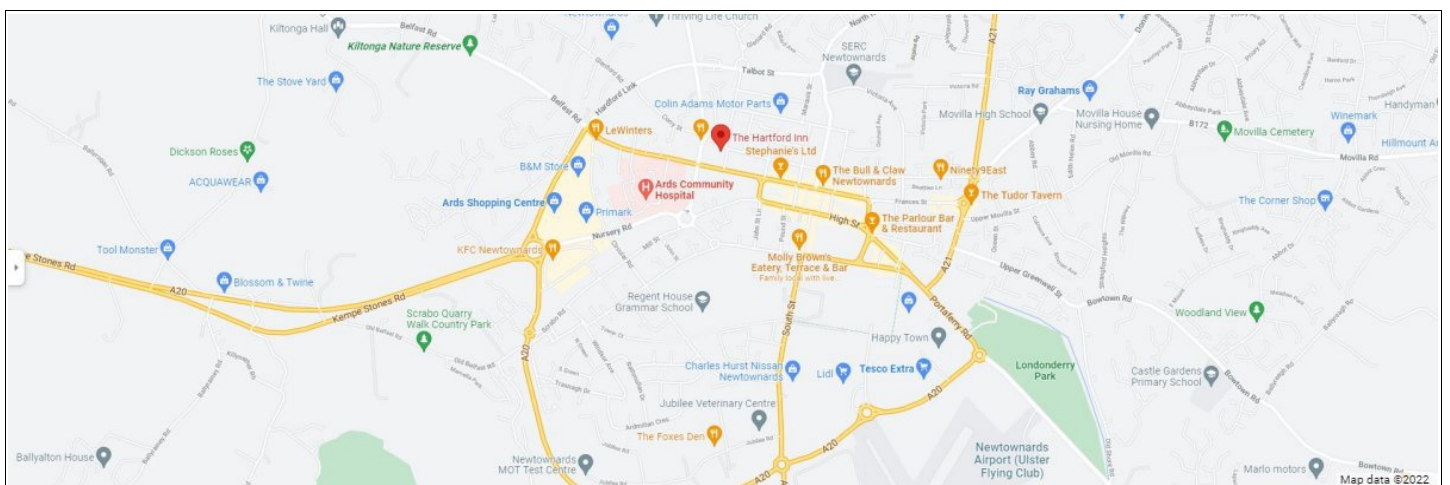
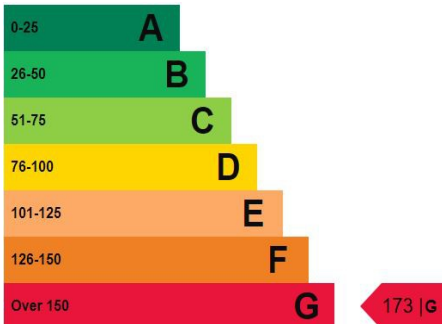
**REPAIRS / INSURANCE** Full repairing and insuring basis

**VAT** VAT is chargeable on the rent and outgoings

**RATES** NAV **£7,900**  
Rates payable 2023/24 (with SBRR) **£3,423.80**

**EPC** G-173

**VIEWING** By appointment with Sole Agent 028 9131 3830



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