

TO LET

Excellent Office Building c.2,909 sq.ft. (270.3 sq.m.)
plus 10 Dedicated Car Parking Spaces
3 Church Street, Newtownards BT23 4AN
(can be sub-divided)



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 Church Street, one of the main thoroughfares for the town. Neighbouring occupiers in the vicinity include: Ards Hospital, Ards Borough Council, McKays Pharmacy and The Surgery.

Description

The subject property consists of offices and staff areas arranged over ground and first floor level with kitchens and WC facilities over both floors plus plenty of on-site car parking to the front, side and rear. The property is well finished to include plastered and painted walls, carpeted floors, UPVC double glazed windows, suspended ceilings with recessed LED, recessed fluorescent and spot lighting, gas central heating at first floor and OFCH at ground floor plus alarm system.



RENT

£19,500 per annum excl.

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

Templeton Robinson Commercial is the trading name of Templeton Robinson Commercial Ltd. NI1686154
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 (can be rented on a floor by floor basis)

Ground Floor Offices c.1,338 sq.ft. (124.3 sq.m.)
Plus WC
First Floor Offices c.1,571 sq.ft. (146 sq.m.)
Plus WCs
and 10 Dedicated Car Parking Spaces

Total Accommodation c.2,909 sq.ft. (270.3 sq.m.)

(additional space available at ground floor level if required
c.404 sq.ft. (37.5 sq.m.))

LEASE DETAILS

TERM Minimum 3 years

REPAIRS Full Repairing and Insuring basis

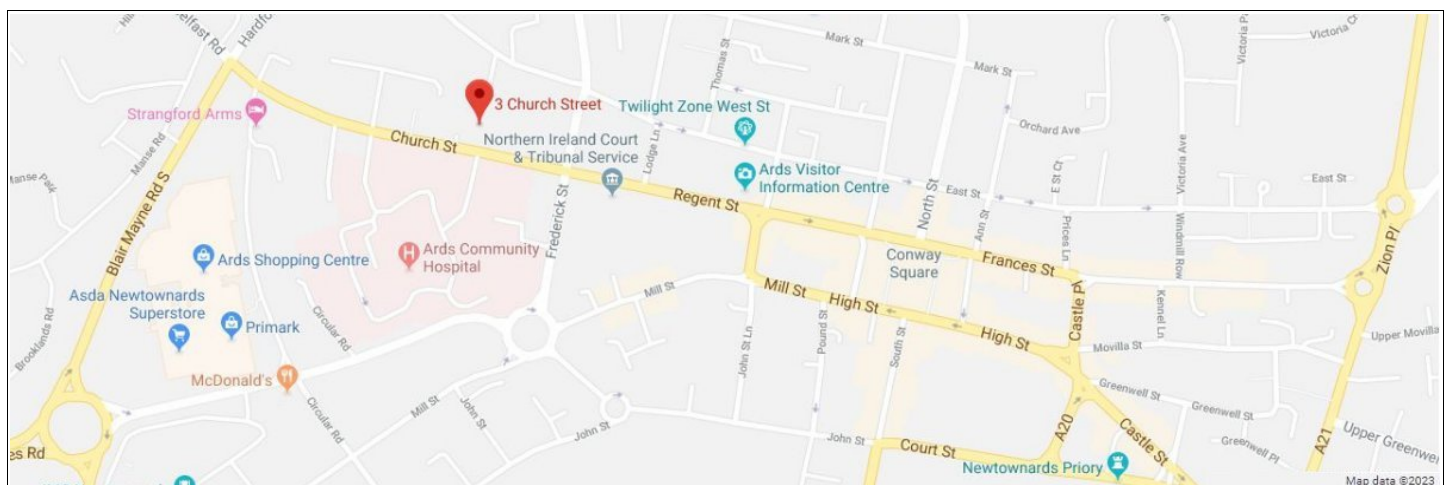
VAT All rents are quoted exclusive of VAT, which is chargeable

RATES

Suite 1 Ground Floor	NAV	£9,300
	Rates payable 2023/24 (with SBRR)	£4,031
Suite 3 First Floor	NAV	£7,800
	Rates payable 2023/24 (with SBRR)	£3,381

EPC E-122

VIEWING By appointment with Sole Agent 028 9131 3830



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