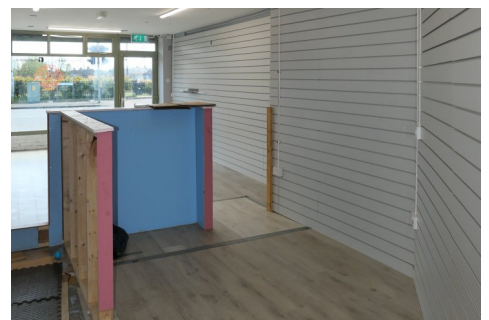


FOR SALE / TO LET

Compact Retail Unit c.695 sq.ft. (64.6 sq.m.)
201 Mill Street, Newtownards BT23 4LN



LOCATION

The subject property is located near the corner of Mill Street and Circular Road in Newtownards. Newtownards is located approximately twelve miles east of Belfast City Centre and has a district population of c. 70,000 people.

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 School and are suitable for a variety of retail businesses. Neighbouring occupiers include Scrabo Service Station, Ards Auto's, Muriels Fish and Chips, Poundstretcher and Big Break Snooker Centre.

DESCRIPTION

The subject unit provides ground floor retail showroom / sales area with first floor offices, kitchen plus W.C. It is finished to include plastered and painted walls, fluorescent strip lighting, upvc double glazed shop front and electric roller shutter.

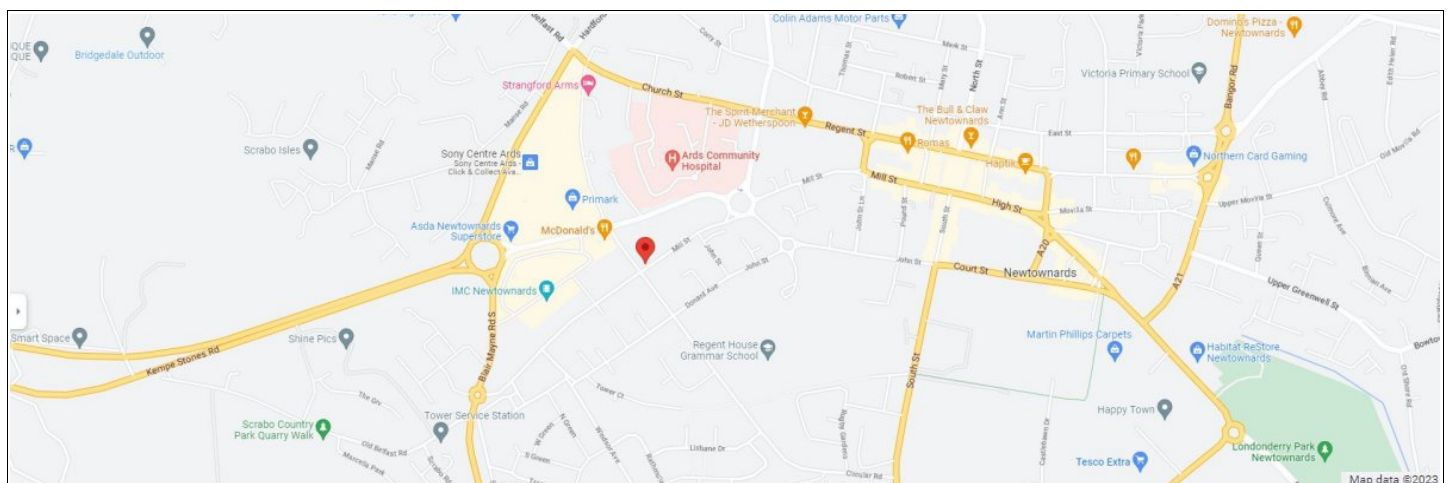
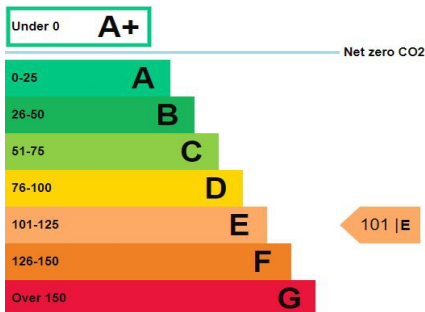
ACCOMMODATION

Ground Floor	c.392 sq.ft.	(36.4 sq.m.)
First Floor	c.303 sq.ft.	(28.2 sq.m.)
Plus W.C.		
Total Accommodation	c.695 sq.ft.	(64.6 sq.m.)

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. NI686154 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.

SALE PRICE	£60,000 excl.
RENT	£6,000 per annum excl.
LEASE DETAILS	
TERM	Minimum 3 years
REPAIRS	Full Repairing and Insuring basis
RATES	NAV £3,200 Rates payable 2026/27 (with SBRR) £1,463
VAT	All rents quoted exclusive of VAT, which is chargeable
EPC	E-101
VIEWING	By appointment with Sole Agent 028 9131 3830
NOTES	Under the terms of the Estate Agents Act 1979, we are required to disclose to prospective purchasers that a Director of Templeton Robinson Commercial is related to the Directors of the Vendor Company.
ANTI-MONEY LAUNDERING	In accordance with the current Anti-Money Laundering (AML) Regulations the purchaser/lessee will be required to satisfy the vendor/lessor and their agents regarding the source of the funds used to complete the transaction.



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