

**Substantial
Incentives Available**



Not To Scale. For indicative purposes only.

To Let First Floor Premises Suitable for a variety of uses

First Floor 10-18 South Street, Newtownards, BT23 4JT

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**FRAZER
KIDD**

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Summary

- First floor office premises fronting onto South Street, Newtownards.
- Spacious open plan offices with private offices and a board room.
- The premises benefits from gas heating and is finished to a good standard extending to c. 2,135 Sq Ft.
- Suitable for a variety of commercial uses, subject to any statutory planning consents.

Location

Newtownards is a popular town located approximately 10 miles east from Belfast City Centre. The subject property is situated on South Street, just south of Conway Square in the centre of Newtownards.

Nearby occupiers include Focus Menswear, Cathy Hamilton Salon, Danske Bank and Wardens.

This property benefits from on street parking and a large nearby public Carpark

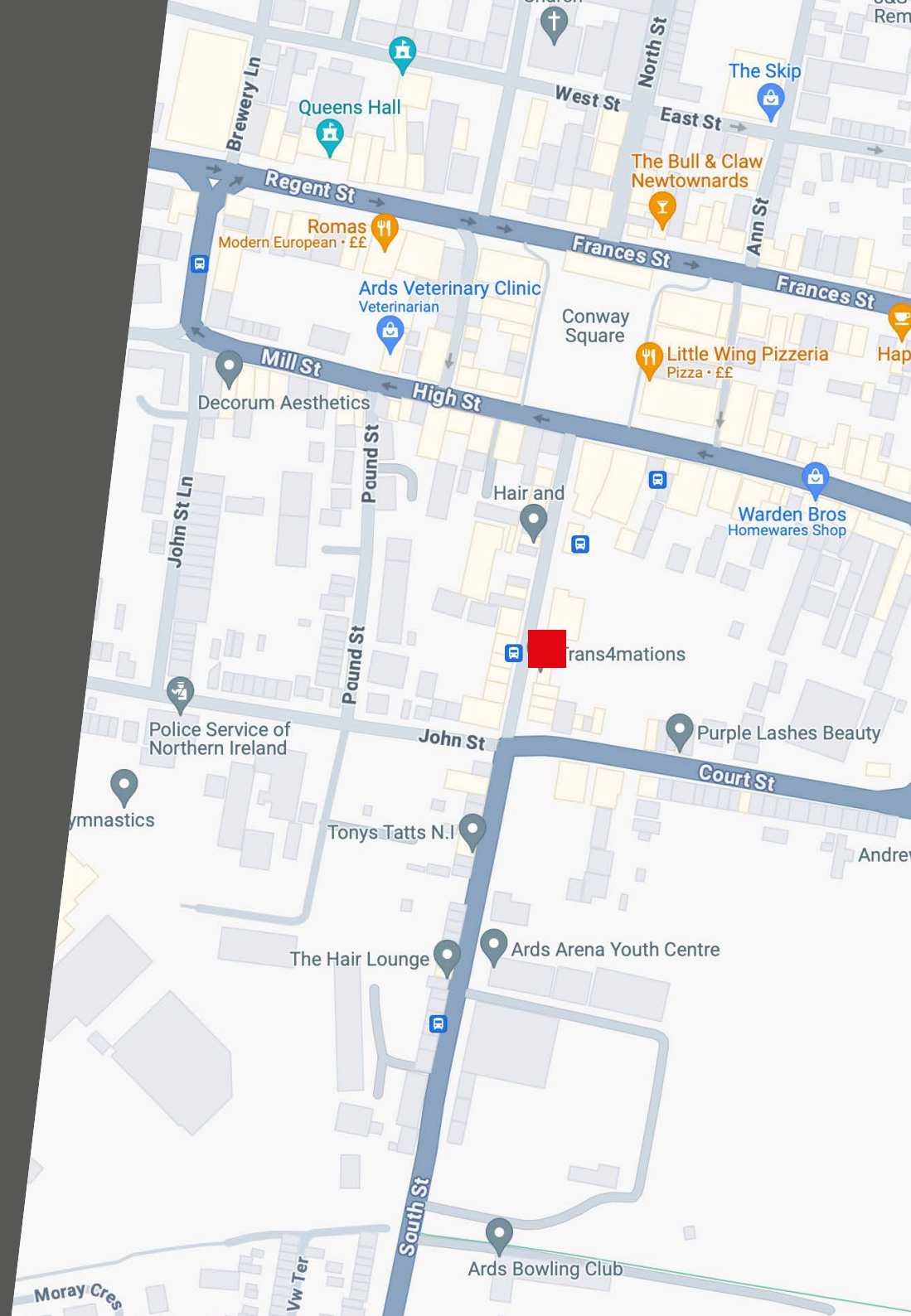
Description

The property comprises of a large first floor open plan office area with 2 small offices, boardroom, kitchen and WC.

The property has a highly visible frontage with an electric roller shutter door and gas central heating.

Suitable Uses

This property is suitable for a range of different uses including: Sunbed Shop, Pilates/Yoga Studio, Physio, Health and Wellbeing and Beauty Rooms.



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Accommodation

We calculate the approximate Net Internal Areas to be as follows:

Description	Sq. M	Sq. Ft
Open plan Office	127.8	1,375
Office	13.14	141
Office	12.88	138
Boardroom	27.2	292
Kitchen	9.4	101
Store	7.9	85
Storage		
W/Cs		
Total Approximate Net Internal Area: 198.32		2,135

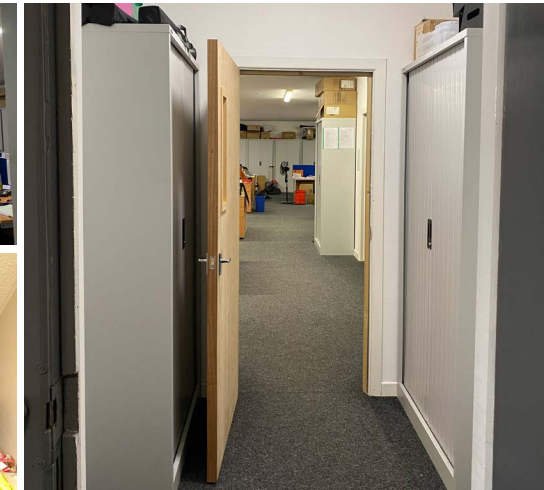
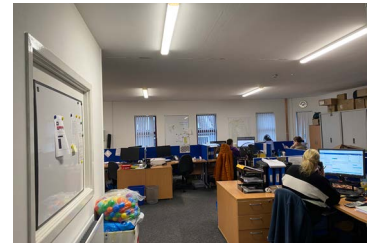
Rates

NAV: £11,700

Non-Domestic Rate in £ (25/26): 0.587437

Rates Payable: £6,873.01 Per Annum

Please note, this property should be eligible for a 20% reduction in rates payable due to Small Business Rates Relief. We recommend that you contact Land & Property Services to verify these figures (Tel: 0300 200 7801).



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Lease

Length of lease by negotiation.

Rent

Inviting offers in the region of £15,000 +VAT per annum.

Repair

Tenant responsible for interior repairs and exterior repairs by way of service charge.

Service Charge

Tenant to be responsible for the payment of a Service Charge in connection with the upkeep, maintenance and decoration of the building of which the subject premises forms part, to include building insurance and agents' management fees, which are calculated at 5% plus VAT of the annual rent.

VAT

This property is opted for tax, so VAT is payable.

Viewing

Strictly by appointment with the sole letting agents:

Frazer Kidd

028 9023 3111

mail@frazerkidd.co.uk





FRAZER KIDD

For further information please contact:

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