



## To Let First Floor Office Premises

104-108 Frances Street, Newtownards, BT23 7DY

  
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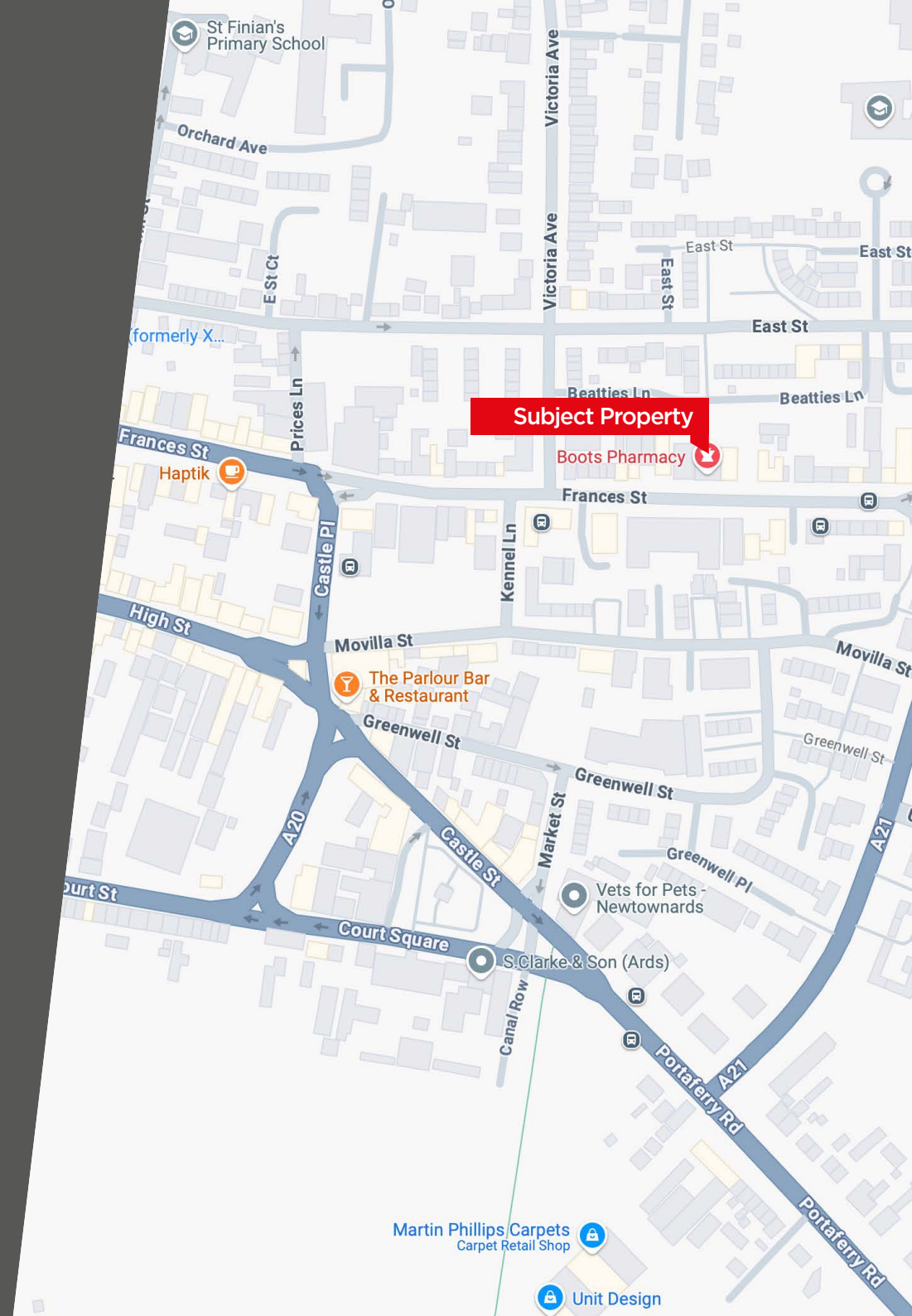
## Summary

- Prominent commercial premises fronting onto Frances Street, Newtownards.
- The property is suitable for a variety of uses, subject to planning.
- The premises is finished to a good standard extending to c. 1,980 Sq Ft.
- Neighbouring occupiers include Boots Pharmacy, Kwik Fit, Maxol Fuelling Station, and Mawhinneys Butcher & Delicatessen.

## Location

The subject property is located on Frances Street, bounded between Windmill Row and Zion Place.

Neighbouring occupiers include Boots Pharmacy, Kwik Fit, Maxol Fuelling Station, and Mawhinneys Butcher & Delicatessen.



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## Description

The property is situated in a modern building, comprising of a first-floor suite which has been finished to a good standard to include carpeted flooring, fluorescent strip lighting, and an intercom system.

This first-floor office comprises of an open plan office space with 5 private offices, a reception area, a kitchen, and W/C.

## Accommodation

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

Description	Sq M	Sq Ft
Open office space	117.18	1,262
Office 1	7.79	84
Office 2	7.70	83
Office 3	13.40	145
Office 4	12.74	138
Office 5	14.04	152
Kitchen	9.46	102
Store	1.28	14
<b>Total Approximate Net Internal Area</b>	<b>183.59</b>	<b>1,980</b>

## Lease

Length of lease by negotiation.

## Rates

NAV: £12,300

Non-Domestic Rate in £ (24/25): 0.568667

Rates Payable: £6,994.61 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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## Rent

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

## Repair

Tenant responsible for interior repairs.

## Service Charge

Tenant to be responsible for the payment of a Service Charge in connection with the upkeep, maintenance and decoration of the exterior of which the subject promises forms part. The tenant is also responsible for the repayment of the proportion of the landlord's insurance premium.

## Management Fee

Tenant to be responsible for the payment of agent's management fees, which are calculated at 5% plus VAT of the annual rent.

## Lease

Length of lease by negotiation.

## VAT

All figures quoted are exclusive of VAT, which may be payable.

## Viewing

Strictly by appointment with the sole letting agents:

**Frazer Kidd**

028 9023 3111

mail@frazerkidd.co.uk

