



Not to Scale. For indicative purposes only.

For Sale Retail Investment Part Let to Boots Chemist

Suitable for part owner occupation

104/108 Frances Street, Newtownards, BT23 7DY

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**FRAZER
KIDD**

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Summary

- Commercial building fronting onto Frances Street, Newtownards.
- Part-let investment with the ground and lower ground floors let to Boots UK Ltd.
- Current rental income of £15,000 per annum.
- Vacant first-floor office suite suitable for a variety of uses, subject to the necessary planning consents.
- Well-presented accommodation extending to approximately 4,836 sq ft.
- Private car park at rear

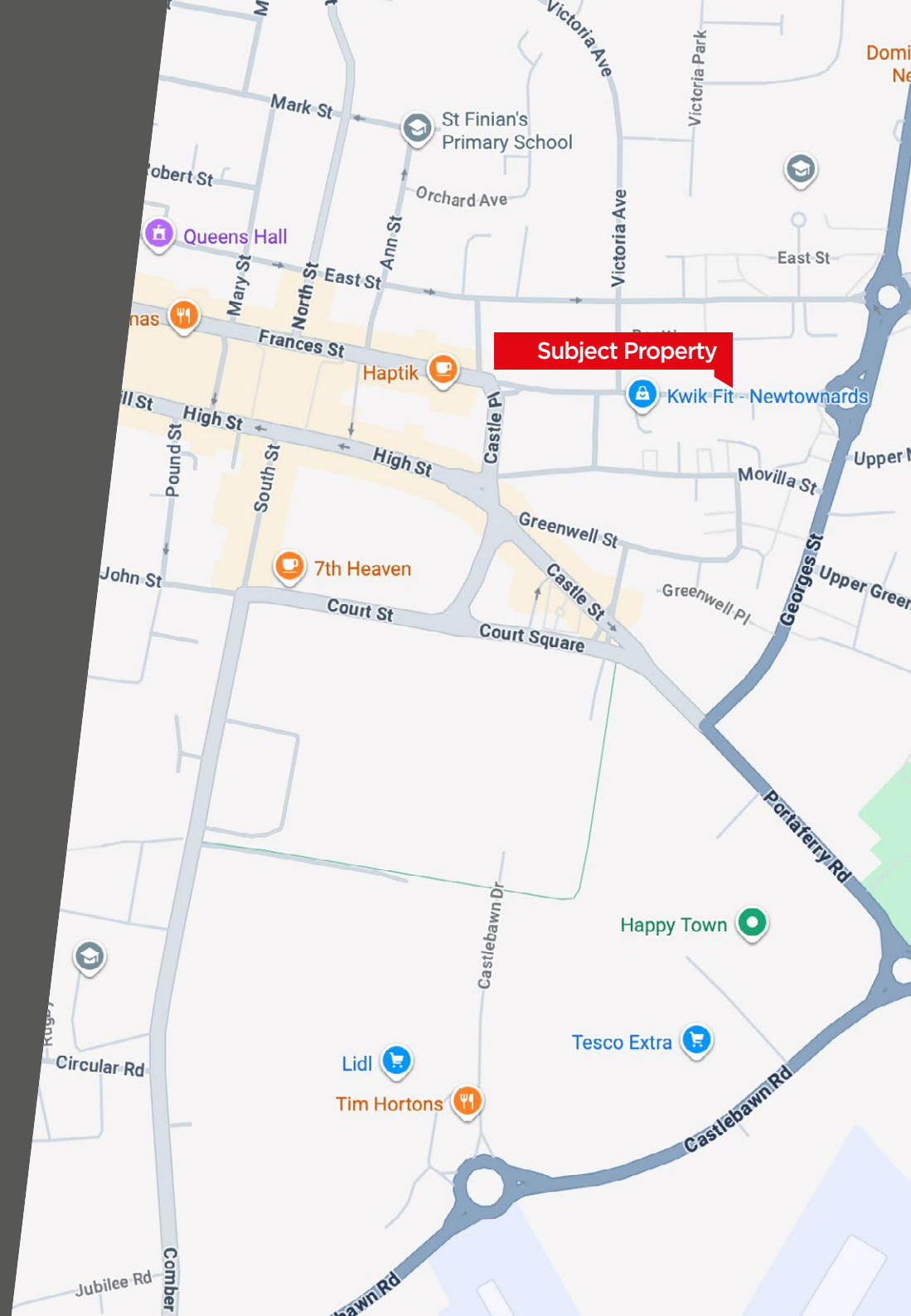
Location

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

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



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For Sale Detail

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Description

The property comprises a modern building arranged over lower ground, ground and first floors. The lower ground and ground floors are currently occupied by Boots Chemist and have been fitted out to a high standard as a pharmacy with associated storage areas. The Pharmacy can be accessed from Frances Street, or at the rear via a private car park.

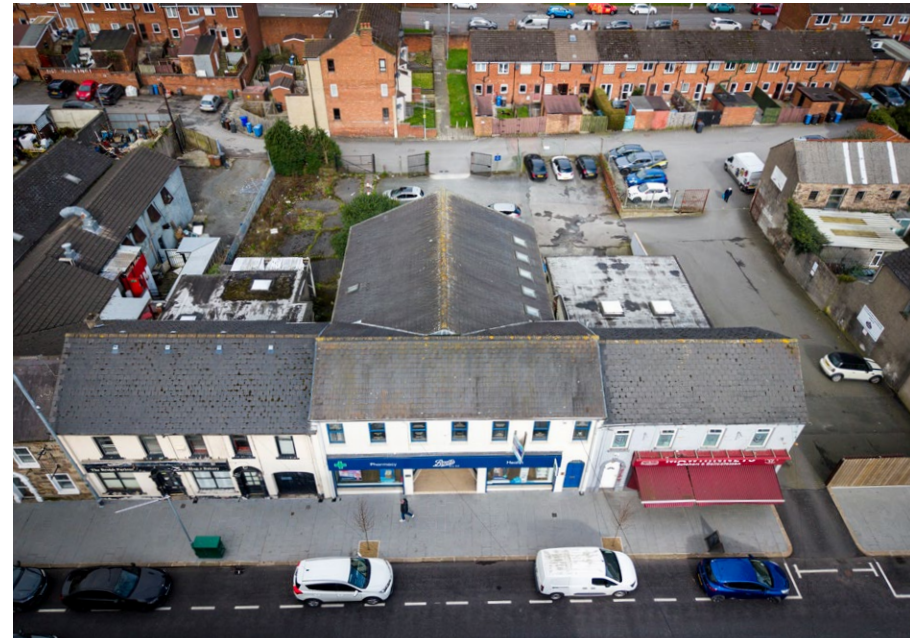
The first floor is accessed via a separate, dedicated entrance off Frances Street and is currently fitted with carpeted flooring, fluorescent strip lighting, and an intercom system. The accommodation provides predominantly open plan office space together with five private offices, a reception area, kitchen facilities, and W/C.

The property also benefits from rear car parking accessed by Windmill Row and East Street

Accommodation

We calculate the approximate Internal areas to be as follows:

Description	Sq. M	Sq. Ft
Lower Ground Floor	787	73.10
Ground Floor	2,073	192.60
1st Floor	1,980	183.60
Total Approximate Internal Area :	4,836	449.3



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For Sale Detail

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Address	Tenant	Lease Term	Lease Start	Lease Expiry	Rent PA	Service Charge	Insurance
Lower Ground Floor & Ground Floor	Boots UK Limited	5 years	01/05/25	30/04/30	£15,000	Tenant responsible for payment of service charge in relation to upkeep of common areas	Tenant responsible for repayment of a proportion of the landlord's insurance premium
First Floor	Vacant						



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Title

Assumed freehold/long leasehold.

Price

Seeking offers in the region of £300,000.

Rates

Ground Floor

NAV: £12,300

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

Rates Payable: £7,225 per annum

1st Floor

NAV: £9,550

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

Rates Payable: £5,610 per annum

We recommend that you contact Land & Property Services to verify these figures (Tel: 0300 200 7801).

VAT

All figures quoted are exclusive of VAT, which is payable.

Viewing

Strictly by appointment with the sole selling agents:

Frazer Kidd

028 9023 3111

mail@frazerkidd.co.uk





For further information please contact:

Brian Kidd
07885 739063
bkidd@frazerkidd.co.uk

Beth Brady
07775 924283
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