

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 Silverwing Grooming Salon, 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

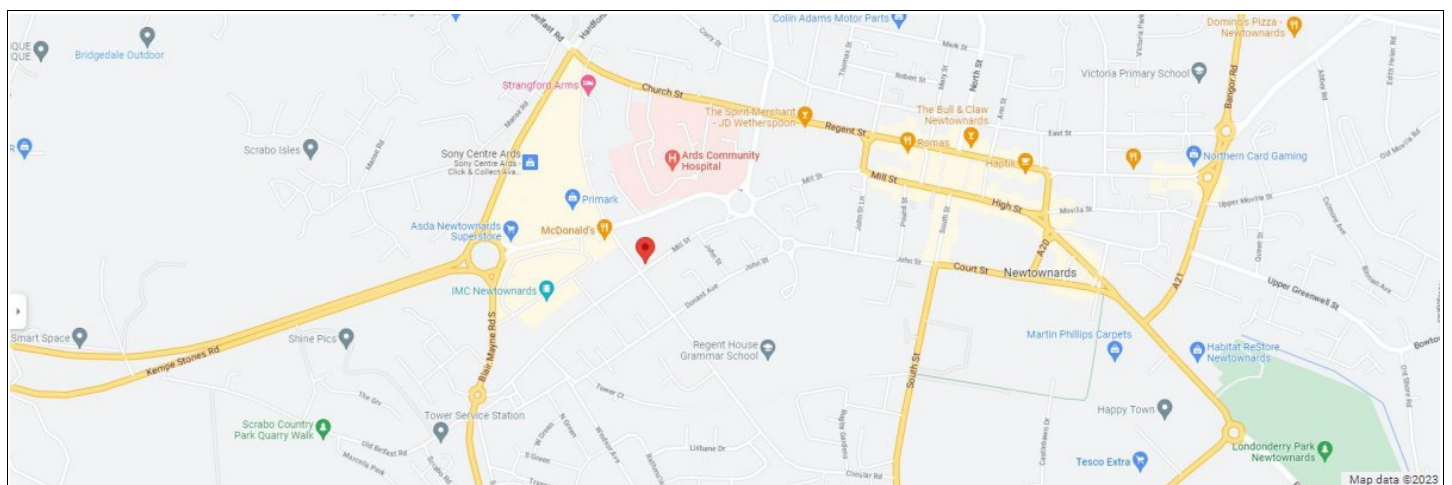
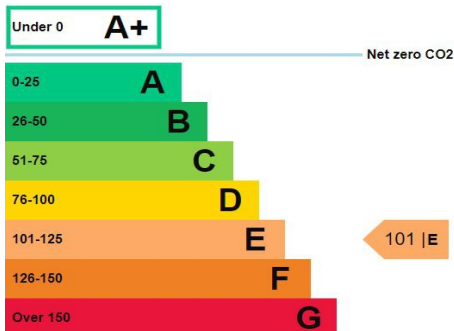
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|----------------------------|---------------------|---------------------|
| Ground Floor | c.392 sq.ft. | (36.4 sq.m.) |
| First Floor | c.303 sq.ft. | (28.2 sq.m.) |
| Plus W.C. | | |
| Total Accommodation | c.695 sq.ft. | (64.6 sq.m.) |



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

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| | | |
|------------------------------|---|--------|
| RENT | £5,500 per annum excl. | |
| LEASE DETAILS | | |
| TERM | Minimum 1 year | |
| REPAIRS | Full Repairing and Insuring basis | |
| RATES | NAV | £3,200 |
| | Rates payable 2024/25 (with SBRR) | £1,456 |
| VAT | All rents quoted exclusive of VAT, which is chargeable | |
| EPC | E-101 | |
| VIEWING | By appointment with Sole Agent 028 9131 3830 | |
| 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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