

RENT REDUCED

TEMPLETON
ROBINSON
COMMERCIAL

CHARTERED VALUATION SURVEYORS

TO LET

Excellent Ground Floor Offices c.1,338 sq.ft. (124.3 sq.m.)
plus 5 Dedicated Car Parking Spaces
Suite One, 3 Church Street, Newtownards BT23 4AN



Location

Newtownards is located approximately 12 miles east of Belfast and has a district population of c. 70,000 persons. The building is located on Church Street, one of the main thoroughfares for the town. Neighbouring occupiers in the vicinity include: Ards Hospital, Ards Borough Council, McKays Pharmacy and The Surgery.

Description

The subject suite consists of offices and staff areas arranged at ground floor level, with kitchen and WC plus dedicated on-site car parking. The property is well finished to include plastered and painted walls, carpeted floors, UPVC double glazed windows, suspended ceilings with recessed fluorescent and spot lighting and oil fired central heating.

The first floor is rented to T-Gem Healthcare Ltd.



RENT £10,000 per annum excl.

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

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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.



ACCOMMODATION

Ground Floor Offices c.1,338 sq.ft. (124.3 sq.m.)
Plus WC
and 5 Dedicated Car Parking Spaces

LEASE DETAILS

TERM Minimum 3 years

REPAIRS Full Internal Repairing and Insuring basis plus service charge

VAT All rents are quoted exclusive of VAT, which is chargeable on the rent and outgoings.

RATES

Suite 1 Ground Floor NAV £9,300
Rates payable 2024/25 (with SBRR) £4,231

EPC

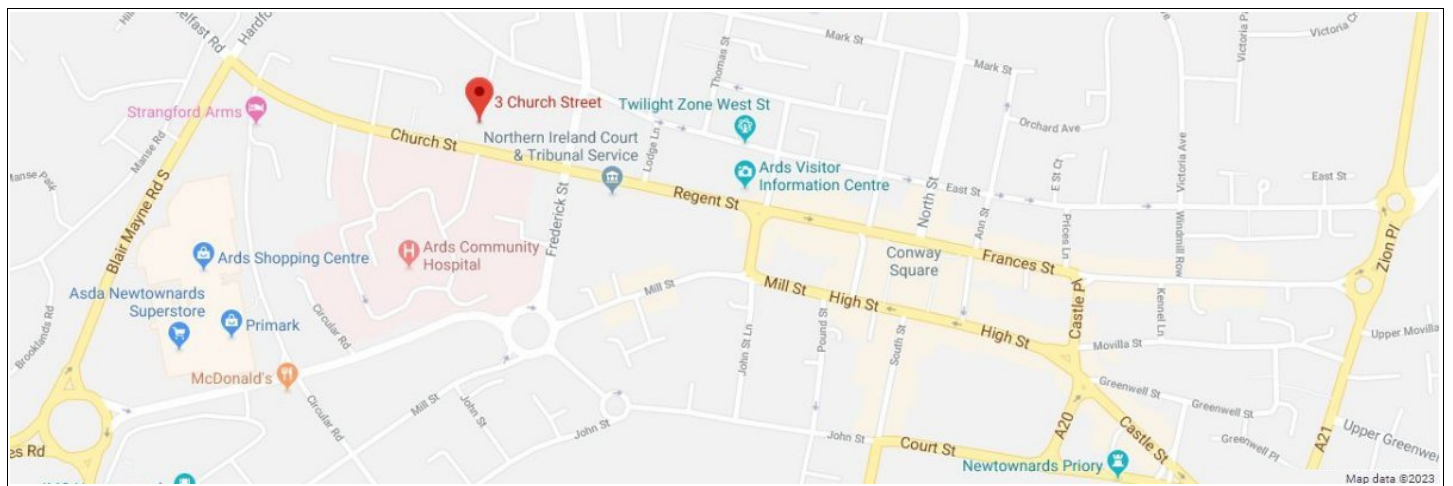
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VIEWING

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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