

Unit 2, Conway Buildings, South Street, Newtownards, BT23 4JT

Retail Unit

To Let



- Retail unit accommodation extending to c.642 sq ft.
- Prominent location on South Street in the centre of Newtownards.
- Ample on street car parking available with a public car park situated to the rear.
- Suitable for a number of uses subject to planning.

Belfast Office - Clarence House, 4-10 May Street, Belfast, BT1 4NJ

Tom Donnan

Lambert Smith Hampton

Telephone: **028 9026 9238**

Mobile: **07442 495827**

Email Address: **tdonnan@lsh.ie**

Alistair McQuillan

Lambert Smith Hampton

Telephone: **028 9026 9203**

Mobile: **07469 020431**

Email Address: **amcquillan@lsh.ie**

**Lambert
Smith
Hampton**

028 9032 7954
www.lsh.ie

Conway Buildings, South Street, Newtownards, BT23 4JT



Location

Newtownards is a popular town located approximately 10 miles east of Belfast City Centre and benefits from a district population of c. 160,000 persons and a catchment of c. 200,000 persons. The subject building is situated on South Street, just south of Conway Square in the centre of Newtownards.

Description

The unit is finished with tiled flooring, suspended ceiling with spot lighting, 3 phase power supply and a WC to the rear. The unit benefits from glazed frontage along with an electric roller shutter door.

Ample car parking is available in the immediate vicinity, with a large public car park located at the rear of the property.

Accommodation

Floor area	Sq ft	Sq m
Total	642	59.64

Lease details

Rent - £8,000 pa.

Term - By negotiation.

Repairs - Tenants are responsible for internal repairs.

Insurance - Each tenant will be responsible for reimbursing the landlord with a fair proportion of the insurance premium for the building.

Service Charge - A service charge is levied to cover the cost of exterior repairs, maintenance, management etc.

Business Rates

We have been advised by Land and Property Services of the following:-

Net Annual Value:- £6,100

Rate in £ 20/21:- £0.5107

Rates payable if applicable:- £3,115

Value Added Tax

We are advised that the subject property is registered for VAT, therefore VAT will be chargeable in addition to the prices quotes.

EPC

D94