

TO LET – RETAIL OPPORTUNITY

NEWTOWNARDS BUS STATION, 33 REGENT STREET, NEWTOWNARDS, BT23 4AD

CBRE NI

PART OF THE AFFILIATE NETWORK



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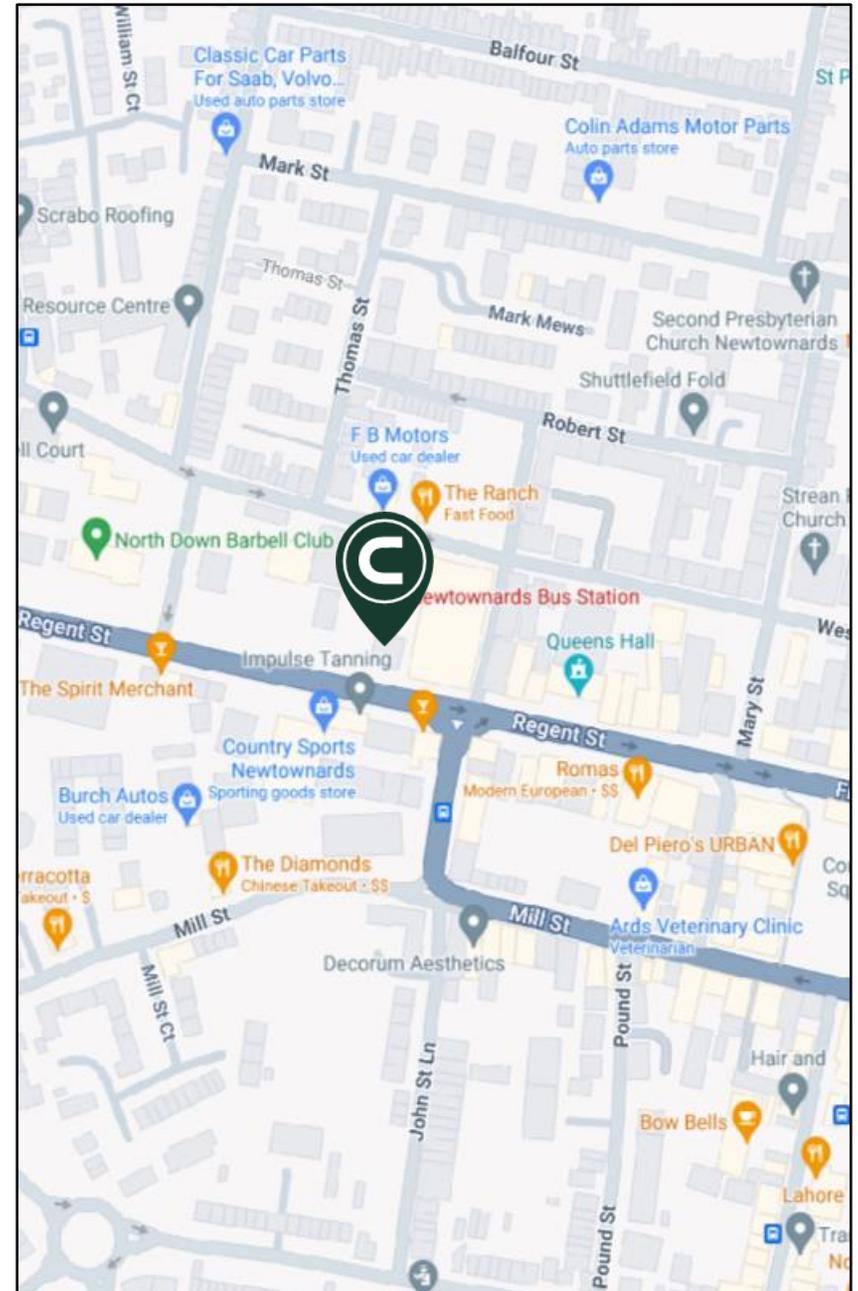
Location

Newtownards is a Popular commuter town and is well served by public transport. It is located approximately 10 miles east of Belfast and 6 miles south of Bangor. The subject property forms part of Newtownards bus station and occupies a prominent roadside location with frontage onto Regent Street, one of the main thoroughfares in Newtownards town centre.

Description

The subject property comprises a kiosk forming part of Newtownards Bus Station with frontage onto Regent Street. The unit consists of a sales area with dry ancillary stores and is suitable for a wide variety of retail uses, subject to the necessary planning consents. The subject has been finished to include tiled flooring, suspended ceiling, recessed lighting and plastered & painted walls.

The subject property may be suitable for a wide variety of uses subject to planning permission and necessary statutory consents



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Lease Details

Rent	£7,500 per annum, exclusive
Term	Negotiable
Repairs/Insurance	Full repairing and insuring basis
Service Charge	A service charge will be levied to cover external repairs and maintenance to common areas etc
Utilities	The occupier will be responsible for payment utilities consumed on the premises

Rateable Value

Payment of rates is the responsibility of the occupier, if demanded. We have been advised by Land and Property Services that the estimated rateable value for the unit is £1,700. The rate in the £ for 2023/24 is £0.54174. Therefore, the rates payable for 2023/24 is £921 before the application of small business rates relief which an incoming occupier may benefit from.

Accommodation

Area	
9.57 sq m	103 sq ft

EPC

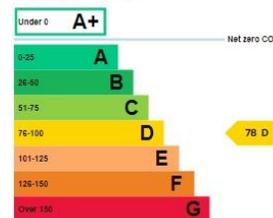
A copy of the EPC certificate is available below and can be made available upon request.



Property type	A1/A2 Retail and Financial/Professional services
Total floor area	17 square metres

Energy rating and score

This property's energy rating is D.



Properties get a rating from A+ (best) to G (worst) and a score.

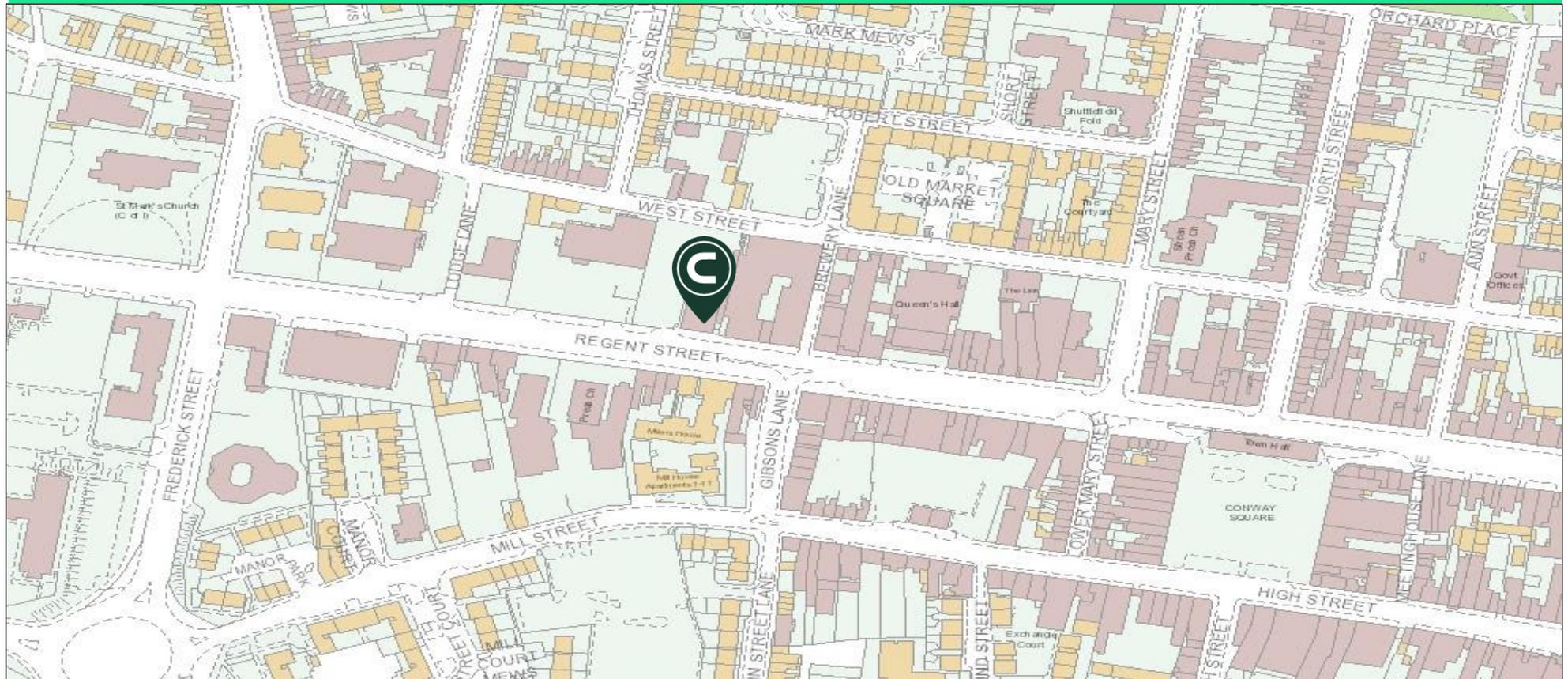
The better the rating and score, the lower your property's carbon emissions are likely to be.

VAT

All prices are quoted exclusive of VAT, which may be payable

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