

# RETAIL UNIT TO LET

UNIT 6, 44-56 DONAGHADEE ROAD, NEWTONARDS BT23 7EU

**CBRE NI**

PART OF THE AFFILIATE NETWORK





# RETAIL UNIT TO LET

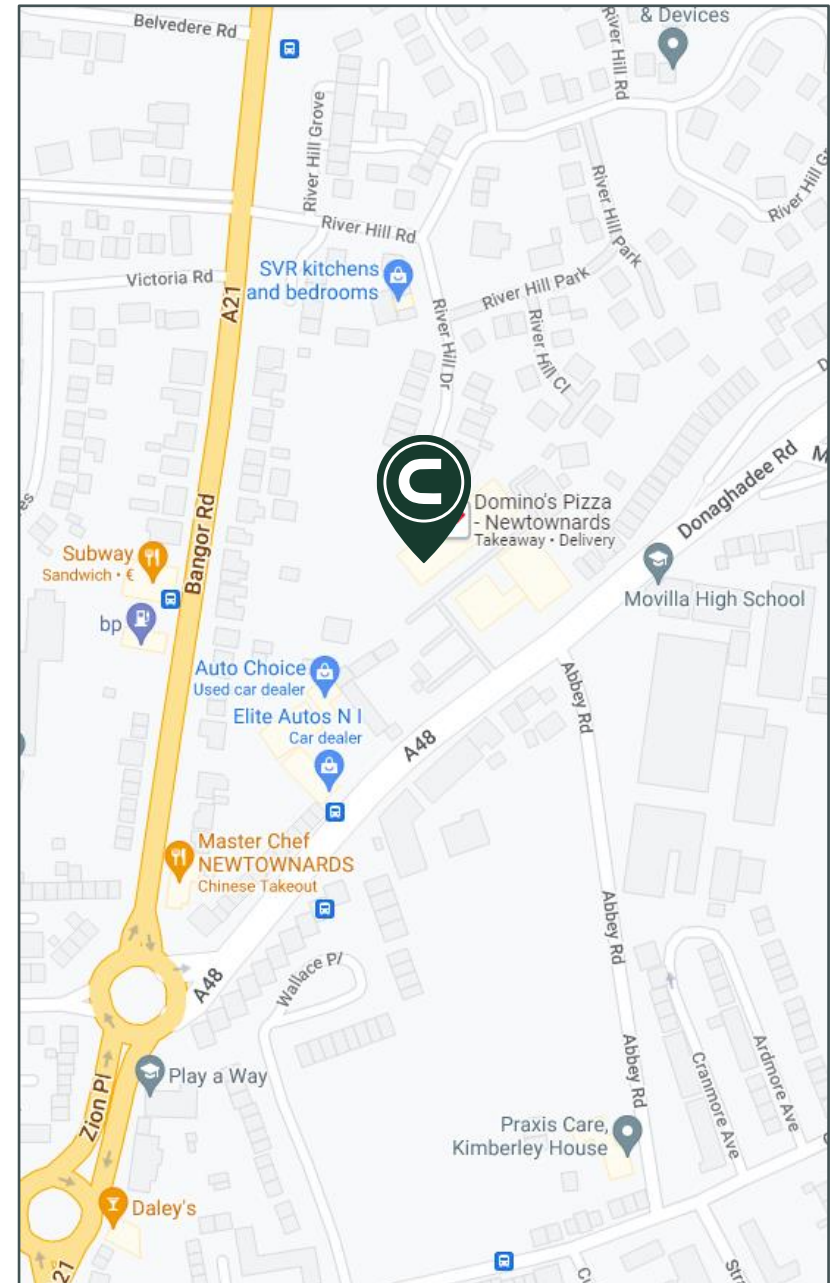
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## Key Benefits

- Prominent location.
- On site car parking.
- Suitable for various uses subject to planning.

## Location

The subject property is located on Donaghadee Road, Newtownards. Newtownards is situated 10 miles east of Belfast and 6 miles south of Bangor. Newtownards is a popular commuter town and the surrounding area is well served by public transport. The immediate vicinity comprises of a range of occupiers within a neighbourhood retail scheme to include Domino's, Russell's Food and Drink and Barnardo's.



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## Description

The subject property comprises a ground floor retail unit extending to 1,431 sq ft. Internally, the unit is finished to include ceramic tile flooring, block walls and a suspended ceiling. Externally, the unit provides a glazed aluminium shopfront with an electric roller shutter. The property also benefits from kitchen and W.C facilities.

## Lease Details

Rent	£16,000 p.a. exclusive
Term	Negotiable
Repairs/Insurance	Effective full repairing and insuring basis via service charge

## Rateable Value

We have been advised by Land and Property Services that the estimated rateable value is £14,100. The rate in the £ for 2023/24 in Ards and North Down is £0.54174 therefore the estimated rates payable for 2023/24 are £7,639.

## VAT

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

## AML

CBRE NI are required to obtain evidence of the identity and proof of address of potential purchasers/tenants as part of mandatory anti-money laundering checks.

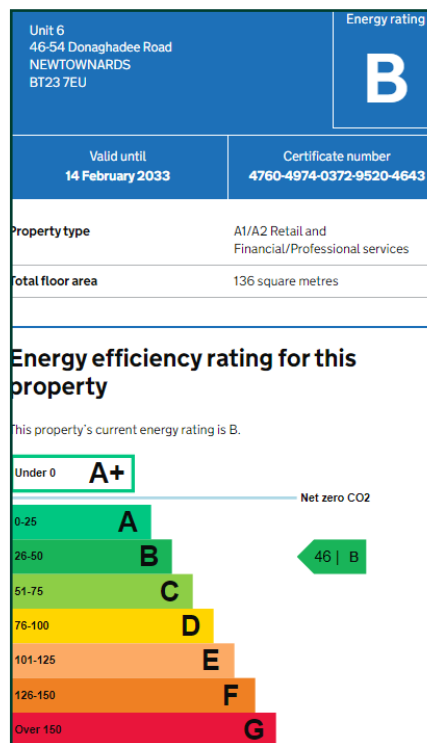
## Accommodation

Area	Sq Ft	Sq M
Ground Floor	1,431	132.98

## EPC

The building has been rated as B-46 under EPC regulations.

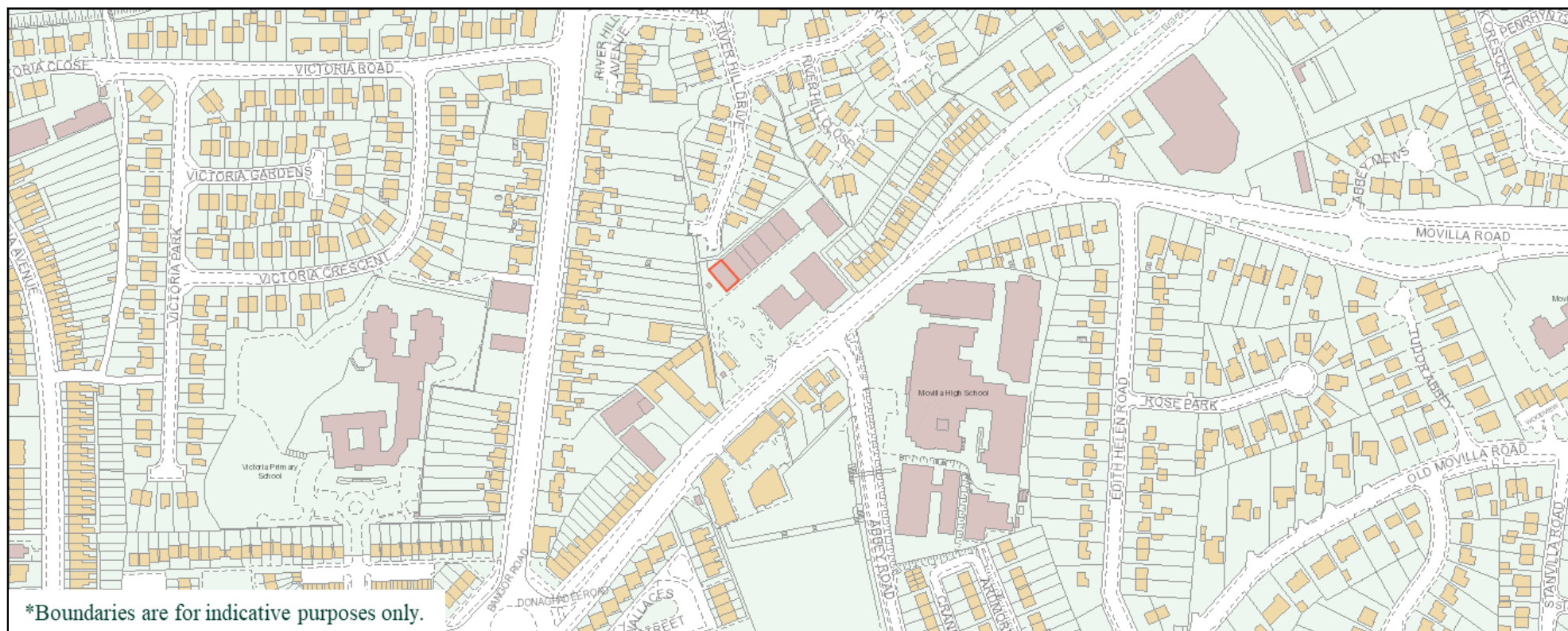
A copy of the EPC Certificate is available adjacent and can be made available on request.



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## Contact Us

Stephen Smith

T: +44 (0) 7976 523 666

E: [stephen.smith@cbreni.com](mailto:stephen.smith@cbreni.com)

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