



RHM
Commercial

TO LET

GROUND AND FIRST FLOOR
COMMERCIAL SPACE

120 FRANCES STREET
NEWTOWNARDS
BT23 7DY



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- Highly visible location on a main street with heavy footfall and passing traffic.
- Central position close to major retailers including Boots
- Floor area 66.5 sq m (716 sq ft)
- Self – contained access
- Suitable for a variety of uses (subject to planning)



DESCRIPTION

A well-presented ground and first floor commercial unit offering approx. 750 sq. ft of versatile space. The accommodation benefits from a flexible internal layout, making it suitable for a variety of uses (subject to planning permission), including office, clinic or retail style operations.

The unit is self contained with its own private entrance, kitchen facilities, WC located on the first floor and a private rear garage / store.

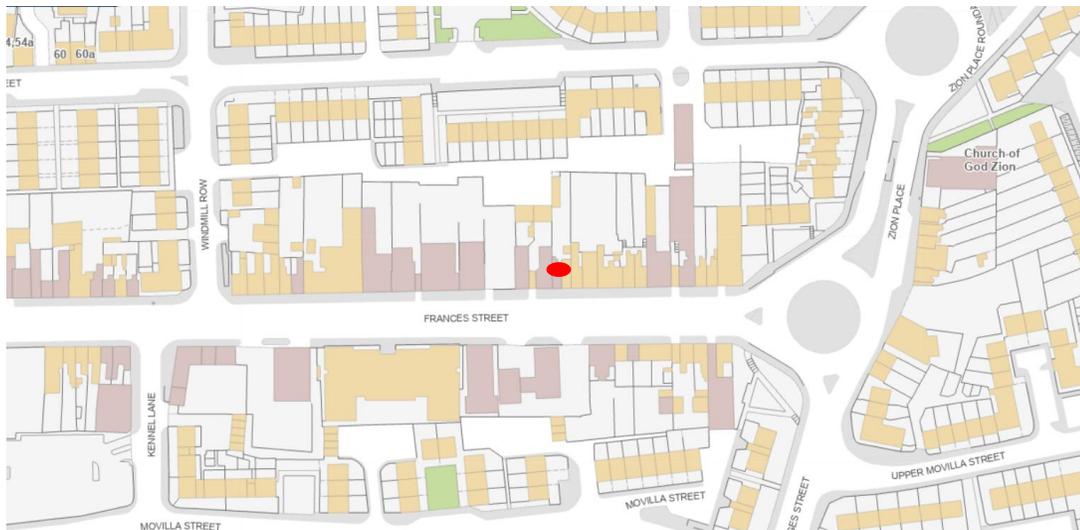
ACCOMMODATION

Grund Floor	34.92 sq m (375.8 sq ft)
First Floor	30.6 sq m (330 sq ft)
Rear Garage	38 sq m (408 sq ft)

LOCATION

120 Frances Street occupies a prominent position in the heart of Newtownards town centre, benefitting from strong footfall and high volumes of passing vehicular traffic. The property is conveniently located near a range of established businesses and is just a short distance from key amenities, including Boots Chemist, cafés, and public transport links.

This is a highly accessible and visible location, ideal for a business seeking a central and convenient base.



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LEASE DETAILS

Term:	Negotiable
Rent:	£540 per month
Rent Reviews:	Negotiable
Repairs & Insurance:	The tenants will be responsible for repairs to the premises and the building insurance premium.
VAT:	All outgoing and rentals will be subject to VAT.

RATES

NAV:	£3,150
Estimated Rates Payable:	£1,850 for 2025/26 rates year

EPC

Energy Rating:	E
Certificate Number:	4511-2556-4561-5698-3031





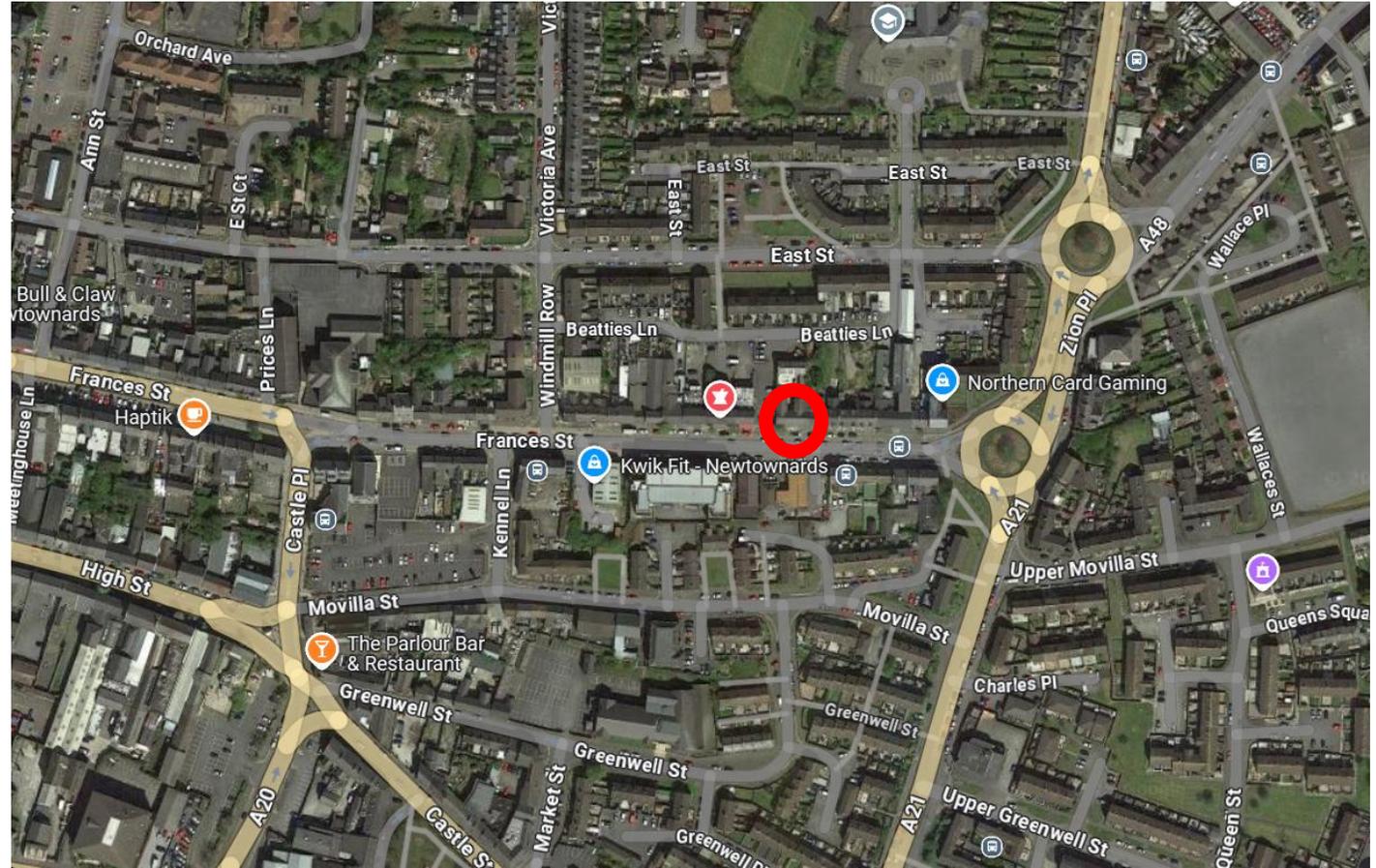
CONTACT

For further information or to arrange a viewing please contact:

Paul Ritchie
paul@rhmcommercial.com
07977411234

Alicia Niedzialkowska
alicia@rhmcommercial.com
07902797806

www.rhmcommercial.com



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