



RHM
Commercial

TO LET

FIRST FLOOR COMMERCIAL
SPACE

71A FRANCES STREET

NEWTOWNARDS

BT23 7DX



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- First floor commercial office unit
- Self-contained with independent access
- Kitchen and private office / meeting room
- Male and female WC's
- Approx. 1,460 sq. ft
- Located on a busy street in Newtownards town Centre
- Suitable for a variety of uses (subject to planning)



DESCRIPTION

71 Frances Street is a self-contained first floor commercial unit offering a practical and flexible layout suitable for a variety of business uses (subject to planning). The accommodation comprises a main workspace, a separate private office or meeting room, a kitchen area, and both male and female WC facilities.

The unit provides independent access from street level, making it ideal for small professional practices, wellness services, or administrative offices.

ACCOMMODATION

First Floor Main Office	121 sq m (1,302 sq ft)
Office 2	10.49 sq m (112 sq ft)
Kitchen	4.04 sq m (43.49 sq ft)

LOCATION

Located on Frances Street in the centre of Newtownards, the unit enjoys a well-connected and visible position with excellent access to local amenities and transport links. The surrounding area is home to a mix of independent businesses, national retailers, and professional services, benefitting from consistent foot traffic and strong town centre presence.

71 Frances Street presents a great opportunity for a business seeking functional and accessible office space in a prominent location.

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71A FRANCES STREET
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LEASE DETAILS

Term:	Negotiable
Rent:	£400 per month
Rent Reviews:	Negotiable
Repairs & Insurance:	The tenants will be responsible for repairs to the premises and the building insurance premium.
VAT:	All outgoings and rentals will be subject to VAT.

RATES

NAV:	£4,100
Estimated Rates Payable:	£2,410 (approx.) for 2025/26 rates year

EPC

Energy Rating:	G
Certificate Number:	0950-5952-0301-8380-1084





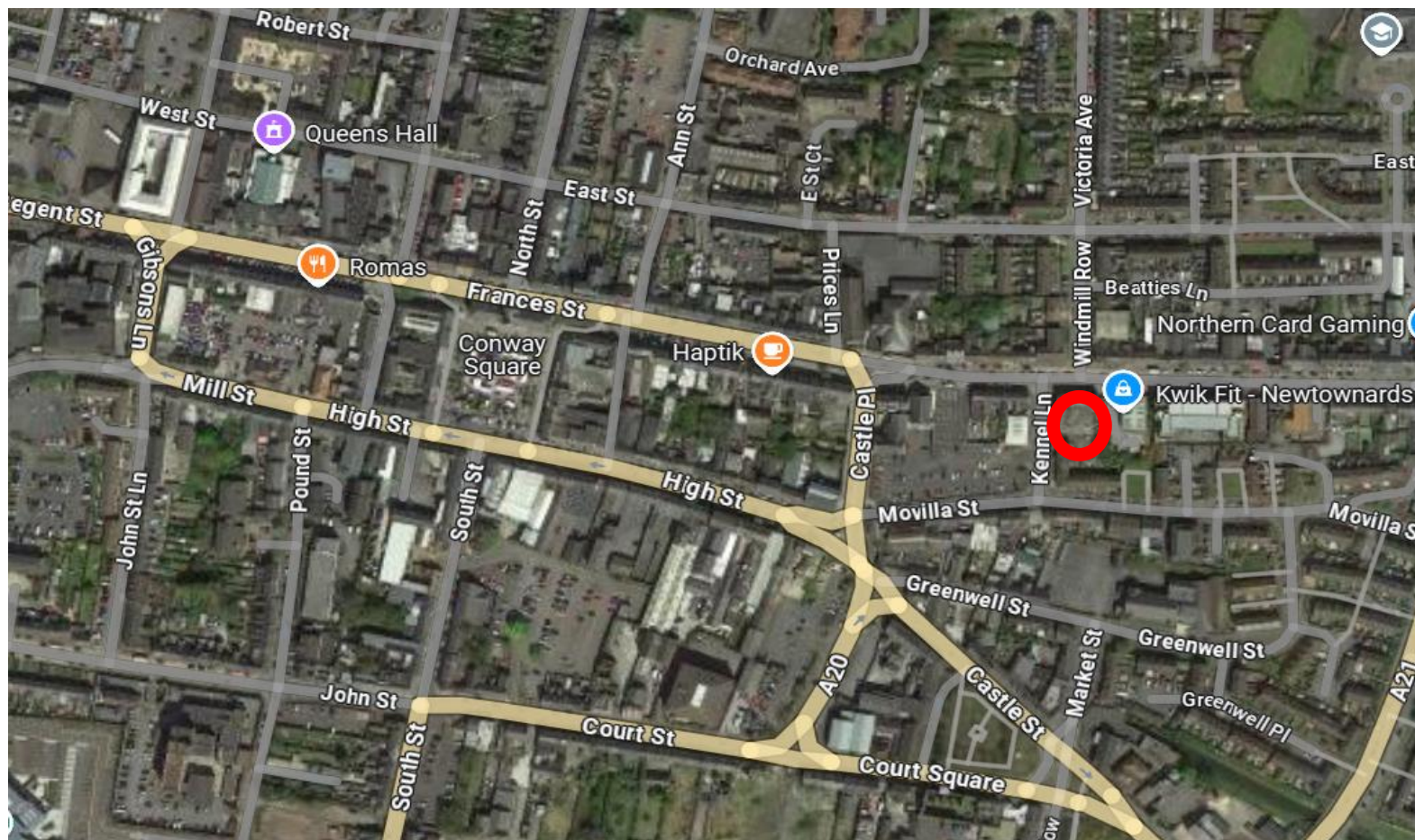
CONTACT

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