



**To Let Retail Premises**  
59 High Street, Newtownards, BT23 7HS

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**FRAZER  
KIDD**

# To Let Retail Premises

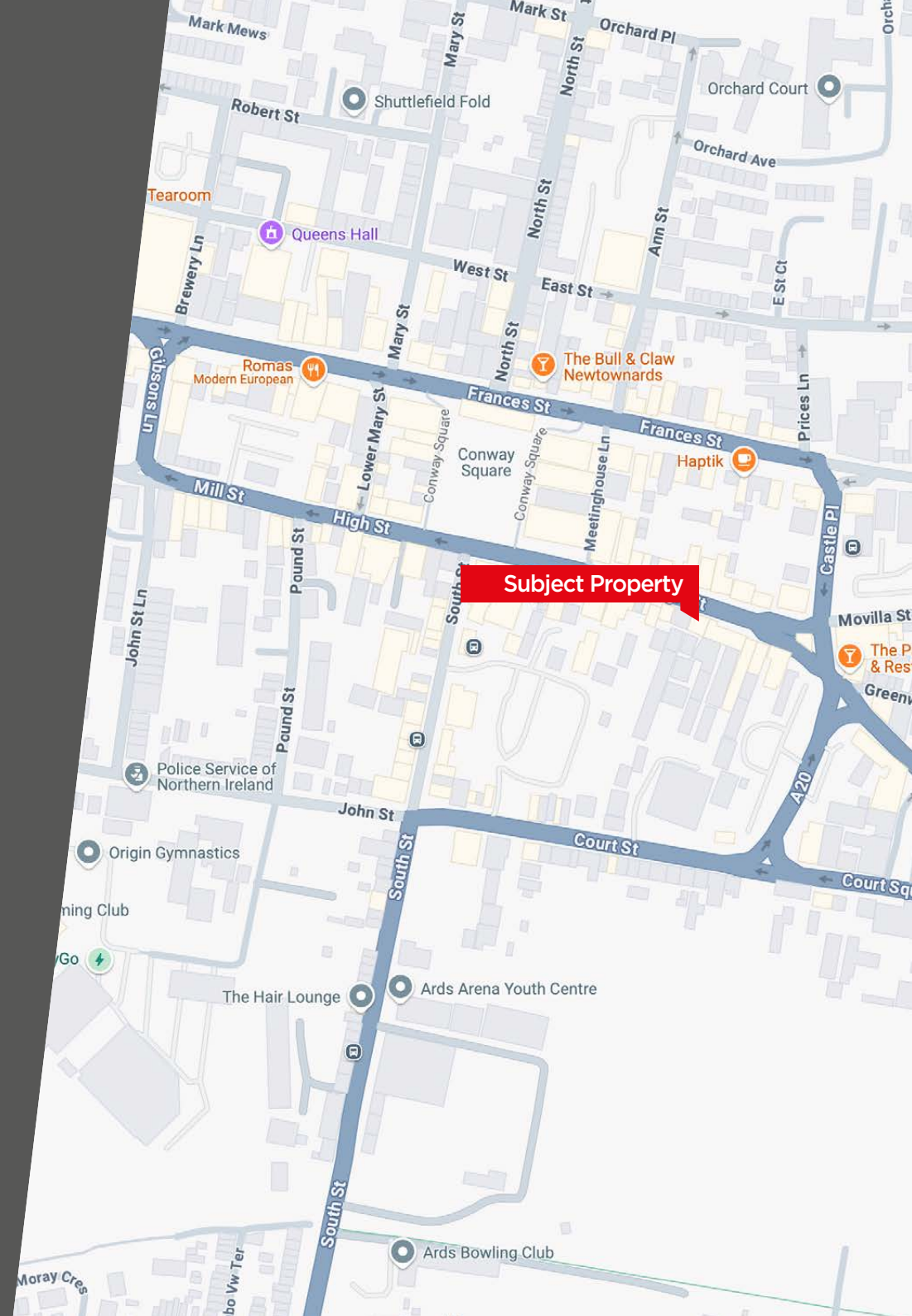
59 High Street, Newtownards, BT23 7HS

## Summary

- Commercial premises situated on Newtownards prime retailing parade.
- Open plan retail store extending to approximately 8,533 sq ft.
- Suitable for a variety of commercial uses, subject to any required statutory planning consents.

## Location

Newtownards is located in Co Down, approximately 10 miles east of Belfast and is the largest town in the Ards Peninsula with a large residential catchment area. The subject property occupies a highly prominent position on High Street, one of the town's most popular retailing parades that incorporates an excellent mix of well-known retailers such as; Russells, Danske Bank, Argento, Caffè Nero, Warden's, Menarys, SD Kells and Specsavers.





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## Description

The subject property comprises of a large open plan floor space with two mezzanine floors, W/C, kitchenette, storage, a yard to the rear of the property with rear vehicle access. The property is finished to a good standard to include an electric roller shutter, a range of carpeted and wooden flooring, a suspended ceiling with integrated fluorescent strip lighting.

The premises would potentially be suitable for a variety of commercial uses, subject to any required statutory planning consents.

## Accommodation

We calculate the approximate Net Internal Areas to be as follows:

Description	Sq. M	Sq. Ft
Main sales area	126.60	1,363
Rear sales area	544.48	5,861
Store	19.55	211
Front mezzanine inc. kitchen	32.76	353
Rear mezzanine	69.22	745
W/C		
<b>Total Approximate Net Internal Area</b>	<b>792.61</b>	<b>8,533</b>

## Lease

Length of lease by negotiation.

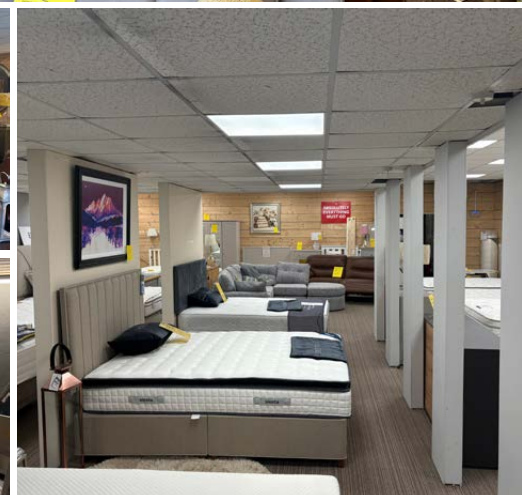
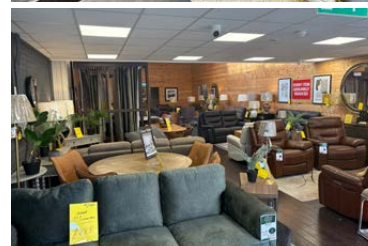
## Rates

NAV: £35,900

Non-Domestic Rate in £ (24/25): 0.568867

Rates Payable: £20,415.15 per annum

Please note, this property should be eligible for a 20% reduction in rates payable due to Small Business Rates Relief. We recommend that you contact Land & Property Services to verify these figures (Tel: 0300 200 7801).



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## Rent

Inviting offers in the region of £45,000 per annum.

## Repair

Tenant responsible for interior repairs and exterior repairs by way of service charge.

## Service Charge

Tenant to be responsible for the payment of a Service Charge in connection with the upkeep, maintenance and decoration of the building of which the subject premises forms part and repayment of building insurance.

## Management Fee

Tenant to be responsible for the payment of agents' management fees, which are calculated at 5% plus VAT of the annual rent.

## VAT

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

## Viewing

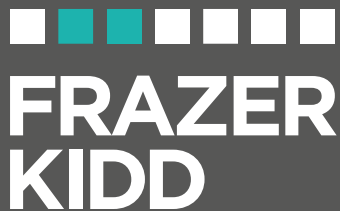
Strictly by appointment with the sole letting agents:

**Frazer Kidd**

028 9023 3111

mail@frazerkidd.co.uk





For further information please contact:

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**Disclaimer**

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As a business carrying out estate agency work when we enter into a relationship with a customer, we are required, if applicable, to verify the identity of both vendor and purchaser as outlined in the Money Laundering, Terrorist Financing and Transfer of Funds (information on the payer) Regulations 2017 – <http://www.legislation.gov.uk/uksi/2017/692/made>. In accordance with legislation, any information and documentation provided by you will be held for a period of five years from when you cease to have a contractual relationship with Frazer Kidd LLP. The information will be held in accordance with the General Data Protection Regulations (GDPR) and will not be passed on to any other party unless we are required to do so by law.

EPC

Energy performance certificate (EPC)		
Building address: 100 Victoria Street, Belfast, BT1 4PB	Energy rating: <b>E</b>	Issue date: 18 March 2020
Certificate number: 8570-B011-0000-0000-0104		
Property type: A1/A2 Retail and Financial/Professional services		
Total floor area: 881 square metres		
<b>Energy rating and score</b>		
This property's energy rating is E.		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.
<b>How this property compares to others</b>		
Properties similar to this one could have ratings:		
if newly built		
if typical of the existing stock		