

RETAIL PREMISES WITH ADJOINING WAREHOUSE FOR SALE

131 FRANCES STREET NEWTOWNARDS BT23 7DX



# 131 FRANCES STREET NEWTOWNARDS BT23 7DX

## Location

The subject property is situated at an extremely busy corner site fronting onto Frances Street and St George's Street, Newtownards.

Commercial occupiers within the immediate vicinity include; Trevor Smyth Solicitor's, Happy Days Nursery, Lynn's Fish & Chips and Maxol Petrol Filling Station.

## Description

The property comprises of a two-storey commercial premises with an adjoining warehouse building to the rear.

The property benefits from a highly visible double shop front, internally fitted to include timber strip flooring, plastered and painted walls and inset recessed spot lighting.

The first floor comprises of four convenient sized office rooms.

## Accommodation

We calculate the approximate Areas of the property to be as follows:-

Ground Floor (NIA)	Area sq.m	Area sq.ft
Retail Unit 1	34.18	368
Retail Unit 2	33.31	359
(Access to Warehouse)		
First Floor (NIA)		
Office 1	6.70	72
Office 2	15.41	166
Office 3	15.88	171
Office 4	7.20	81
Warehouse (GIA)		
Workshop/Warehouse	178.19	1,918
Kitchen	9.40	101
<b>Total Area</b>	<b>300.27</b>	<b>3,236</b>

\* NIA - Net Internal Area    GIA - Gross Internal Area

## Price

Offers invited in the region of £85,000.

## VAT

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

## Rates

NAV: £7,200

Rate in £ (2019 - 2020): 0.569837

Rates Payable: £4,102.83

We understand the above to be accurate, however we recommend that you contact Land & Property Services to verify these figures (Tel: 0300 200 7801).

## EPC

EPC rating of G191.

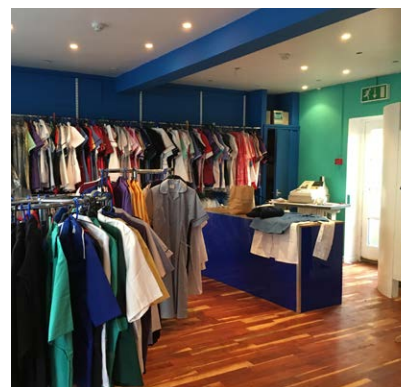
## Viewing

Strictly by appointment with the sole selling agents.

**Frazer Kidd**

T: 028 9023 3111

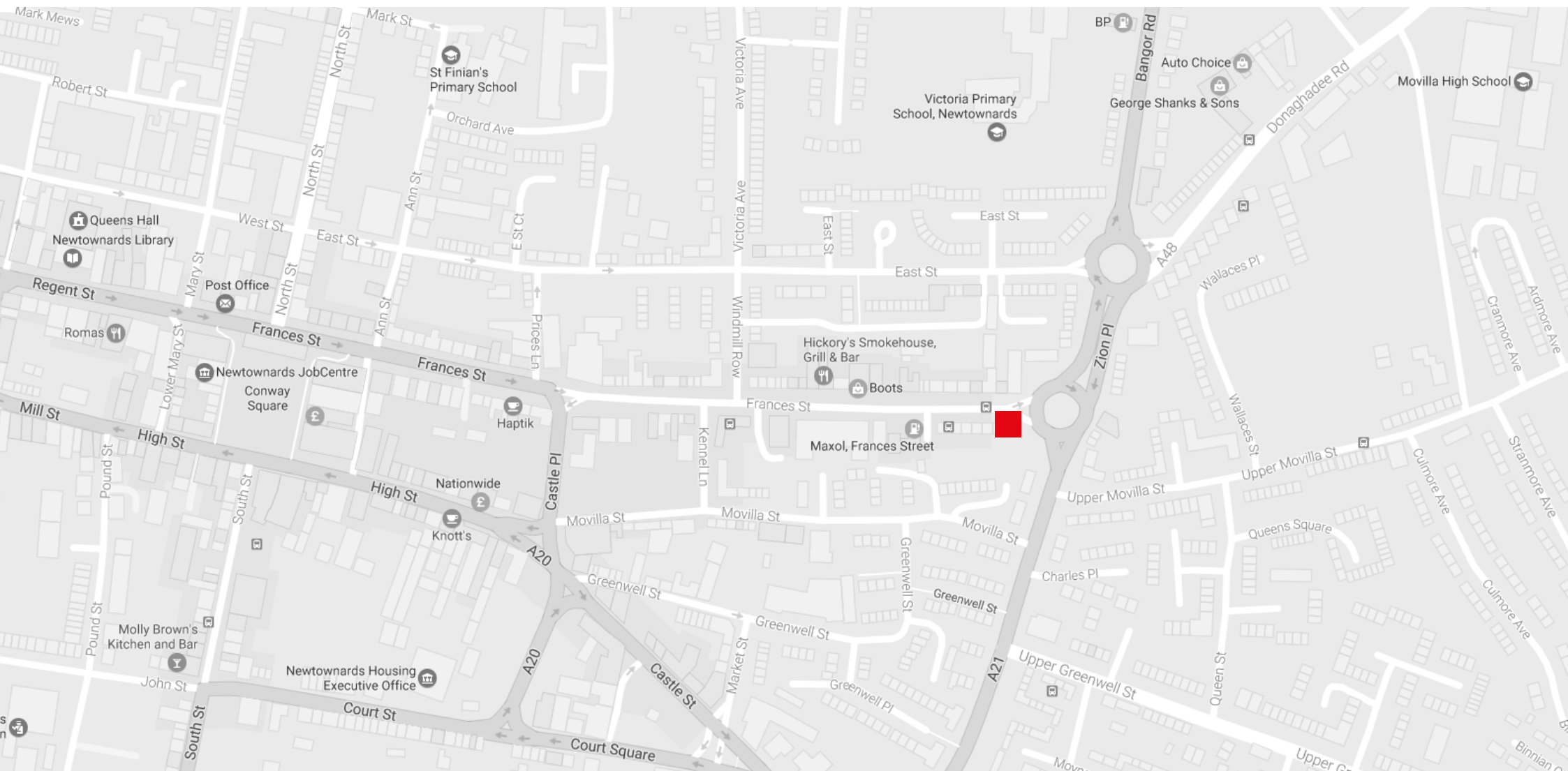
E: mail@frazerkidd.co.uk





# 131 FRANCES STREET NEWTOWNARDS BT23 7DX

---





# FRAZER KIDD

For further information please contact:

**Brian Kidd**

M: 07885 739063

E: [bkidd@frazerkidd.co.uk](mailto:bkidd@frazerkidd.co.uk)

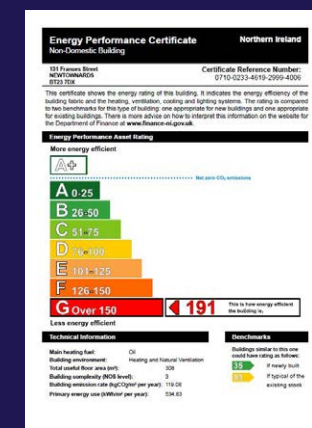
**Neil Mellon**

M: 07957 388147

E: [nmellon@frazerkidd.co.uk](mailto:nmellon@frazerkidd.co.uk)

Telfair House,  
87/89 Victoria Street,  
Belfast, BT1 4PB  
T: 028 9023 3111  
F: 028 9024 4859  
E: [mail@frazerkidd.co.uk](mailto:mail@frazerkidd.co.uk)  
W: [www.frazerkidd.co.uk](http://www.frazerkidd.co.uk)

## EPC



**Disclaimer**

Frazer Kidd LLP for themselves and for the vendors of this property whose agents they are, give notice that (i) The particulars are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute part of an offer or contract; (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) No person in employment of Frazer Kidd LLP has any authority to make or give representations or warranty whatever in relation to this property.