



To Let

Newly Refurbished Fitness Studio

Unit 3, 140 Quarry Heights, Newtownards, BT23 7SZ



**FRAZER
KIDD**

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Summary

- Newly refurbished fitness studio of c. 2,601sq ft with inviting reception area and shower facilities.
- Rare opportunity to acquire a 'ready to go' fitness studio currently operated by SWEAT.
- The trading name, branding, website and social media is available for purchase.

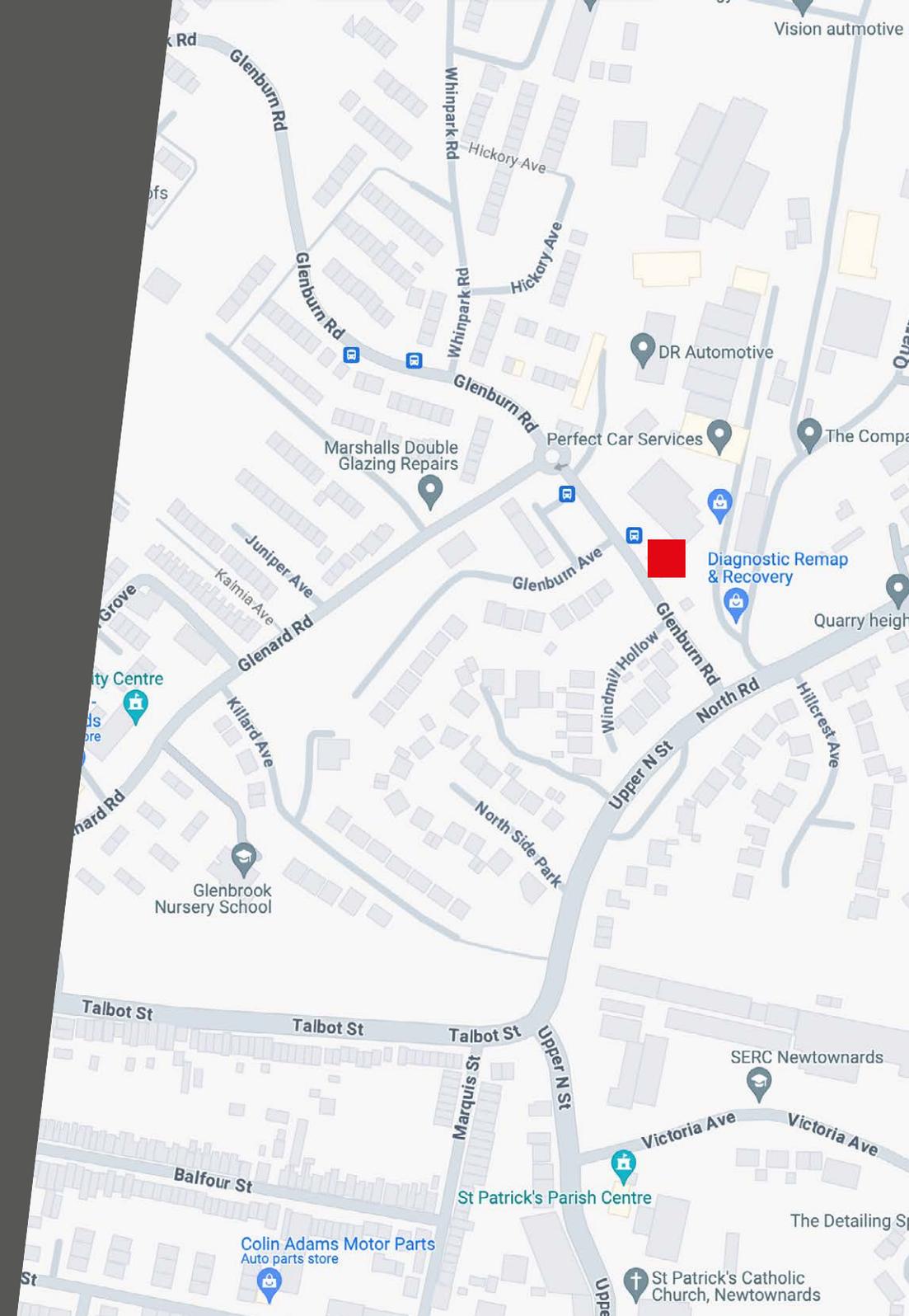
Location

The subject property is situated off the Glenburn Road. The property occupies a highly sought after and accessible location within close proximity of Newtownards town centre and surrounded by a mixture of commercial and residential dwellings.

Description

The property has recently been extensively refurbished throughout, to include new windows and doors, electrics, suspended ceilings with recessed LED sensor lighting and oil heating system. The warehouse is of part brick and metal profile cladding, a pitched roof and concrete hard standing to front and side of the property suitable for on-site customer parking.

The property comprises of a large ground floor fitness studio and first floor pillar free dance studio with inviting reception area and tiled flooring. The property benefits from communal shower, kitchen and bathroom facilities, including male, female and disabled toilets.



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Equipment & Branding

The property is currently occupied by SWEAT, a transformative Pilates studio which has been created utilising a professional branding agency.

The equipment, trading name, branding, website and social media is available for purchase. Further details including the price, are available upon request.

Instagram: @official_sweat.fitness

Website: www.sweatfitness.co.uk

Accommodation

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

Description	Sq. M	Sq. Ft
Ground Floor		
Pilates Studio	88.31	951
Reception	21.87	235
Kitchen	2.42	26
Shower Room	5.58	60
W/C's (Male, Female & Disabled)		
First Floor		
Dance Studio	123.43	1,329
Total Approximate Net Internal Area	241	2,601

Rates

The building is currently assessed for rates in its entirety. We estimate the ground floor only to be in the region of:

NAV: £8,500

Non-Domestic Rate in £ (24/25): 0.568667

Rates Payable: £4,834 per annum

*We recommend that you contact Land & Property Services to verify these figures (Tel: 0300 200 7801).



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Lease

Length of lease by negotiation.

Rent

Inviting offers in the region of £20,000 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, to include building insurance and 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





FRAZER KIDD

For further information please contact:

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