



**To Let Superb Retail Unit**  
12-14 High Street, Newtownards, BT23 7HY



**McKIBBIN**  
COMMERCIAL

**028 90 500 100**

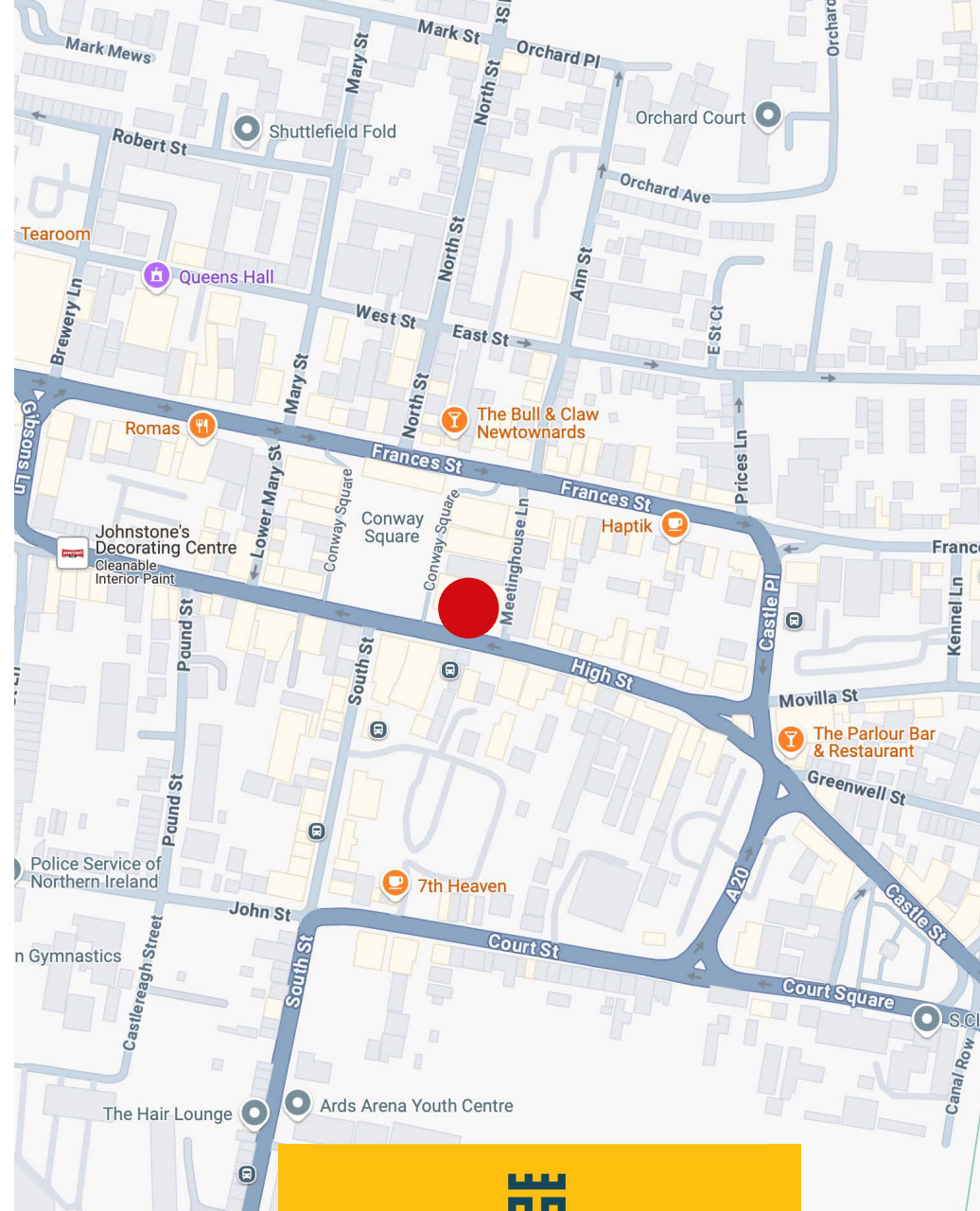


## LOCATION

- Newtownards, situated in County Down approximately 10 miles east of Belfast, is the largest town on the Ards Peninsula and benefits from a substantial residential catchment area.
- The subject property enjoys a highly prominent location on High Street, one of the town's prime retail thoroughfares.
- This vibrant parade features a strong mix of established national and local occupiers, including Russells, Danske Bank, Argento, Caffè Nero, Wardens, Menarys, SD Kells, and Specsavers.

## DESCRIPTION

- The property comprises a well-presented retail unit arranged over ground and first floors, offering generous frontage onto High Street. Internally, the ground floor provides an open-plan sales area with excellent natural light, while the first floor offers additional retail, storage, or staff accommodation.
- The unit is suitable for a variety of retail uses and benefits from rear servicing access, making it a practical and versatile space in a prime town centre location.



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## ACCOMMODATION

Description	Sq M	Sq Ft
Ground Floor	82.8	891
<b>Total Area</b>	<b>82.8</b>	<b>891</b>

## LEASE DETAILS

Term:	10 years.
Rent:	£19,500 per annum.
Repairs & Insurance:	Tenant responsible for internal repairs and reimbursement of a fair proportion of the buildings insurance premium to the Landlord.
Service Charge:	Levied to cover a fair proportion of the cost of external maintenance and repairs, together with any reasonable outgoings of the Landlord.

## RATES

We understand that the property has been assessed for rating purposes, as follows:

NAV: £13,500

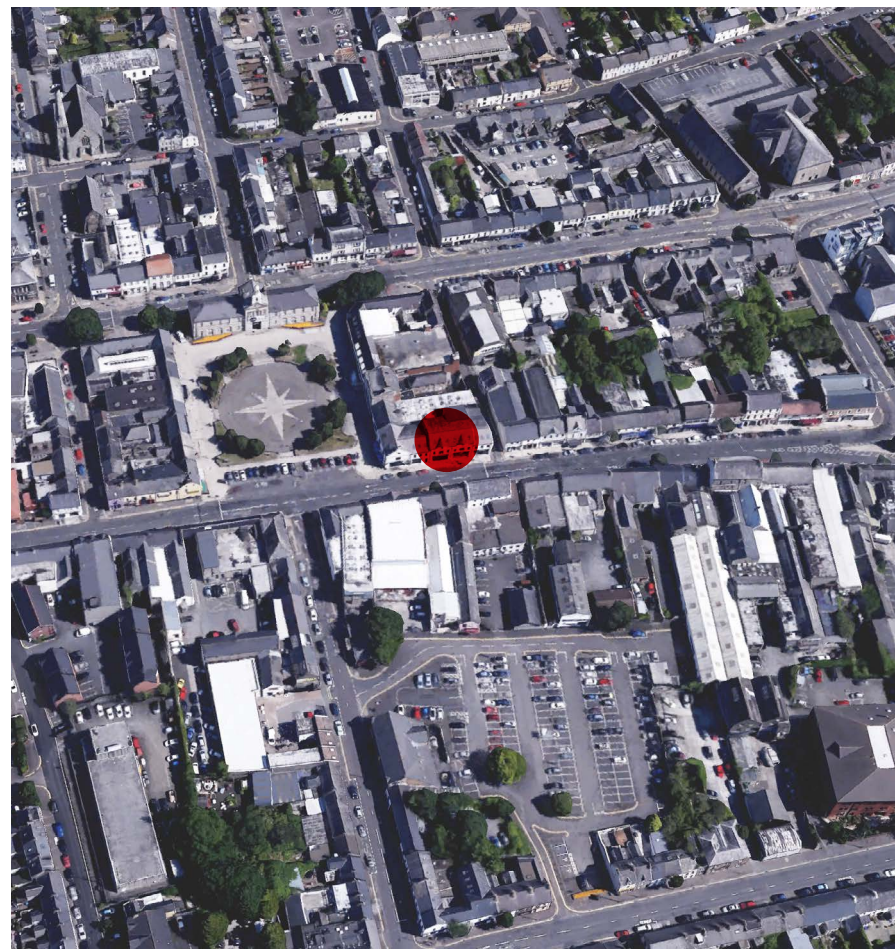
Rate in 2025/2026 0.587437037

Therefore - Rates Payable 2025/2026 = £7,930.40

Note: Interested parties should check their individual rates liability directly with Land & Property Services.

## VAT

All prices, outgoings and rentals are exclusive of, but may be liable to value added tax.



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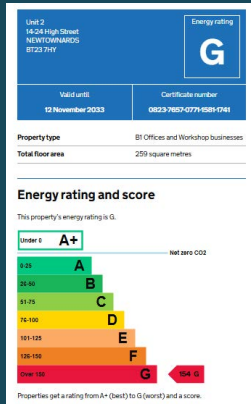
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## EPC



## CONTACT

For further information or to arrange a viewing contact:

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