

TO LET



Former Cafe / Retail Unit

**12 Frances Street
Newtownards
BT23 4JA**

- Prominent corner location in Newtownards town centre
- Accommodation extends to c. 1,300 sq.ft (121 sq. m)

LOCATION

Newtownards is a popular market town located approximately 10 miles east from Belfast City Centre. The subject property is situated on Frances Street just North of Conway Square in the centre of Newtownards. There is access to on-street parking to both the front of the premises and along North Street.

Nearby occupiers include Post Office, Reeds Rains, and Ulster Bank.

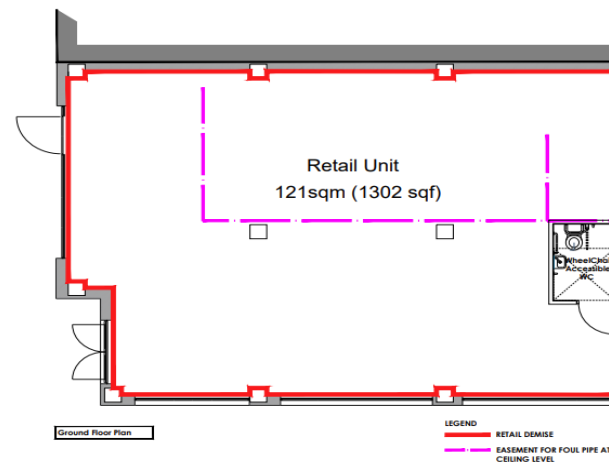
DESCRIPTION

Former cafe unit available on Frances Street, ideally suited for ongoing cafe / retail use. Open plan unit with glazed shopfront onto Frances Street and 3.no shop windows onto the North Street return frontage, all fitted with secure roller shutters. The unit contains two convenient access points on the front elevation. The unit provides a spacious and bright layout with an accessible WC located to the rear. This property benefits from high volume of foot and vehicular passing traffic with parking bays to both the Frances Street and North Street elevations.

ACCOMMODATION

Floor	Sq Ft	Sq M
Retail Space	c. 1,300	121
Total Internal Area	c. 1,300	121

GROUND FLOOR RETAIL UNIT



SERVICE CHARGE

Tenant responsible for service charge estimated at £1,000 in respect of upkeep of exterior and common parts.

LEASE TERMS

Rent: £18,000 p.a.

Term: Effectively a new full repairing and insuring lease for a term by arrangement.

NAV

We are advised by Land & Property Services that the Net Annual Value of the premises is £14,700.

The current commercial rate in the pound is £0.587437 (2025/26) therefore the approximate rates payable in 2025/26 are £8,635.32.

Interested parties are advised to make their own enquiries directly with Land & Property Services.

INSURANCE

An incoming tenant will be responsible for reimbursing a fair proportion of the landlord's building insurance premium.

Current year premium attributable to the subject £611.84.

EPC

An Energy Performance certificate will be provided upon completion of internal upgrading works.

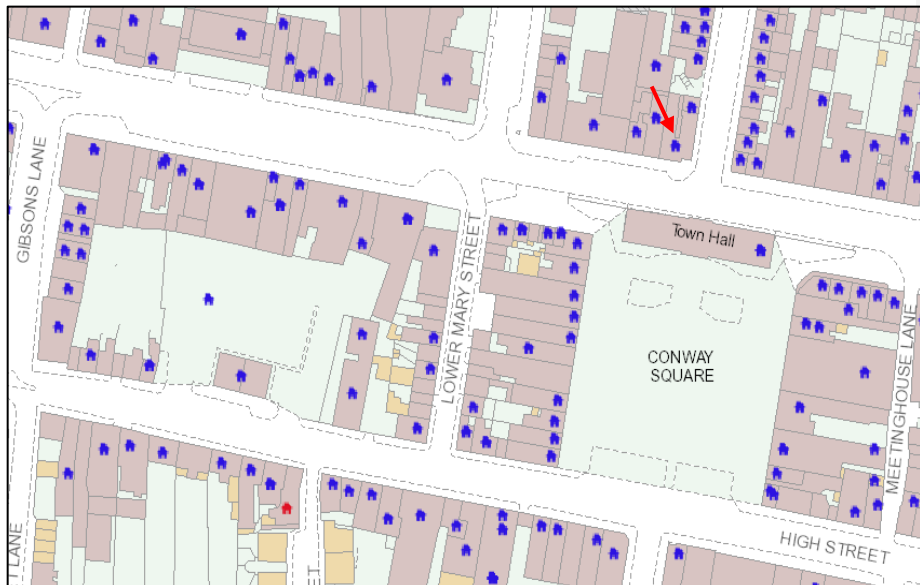
VAT

The property is presently NOT opted to tax therefore no VAT will be applicable on the annual rent and all other outgoings.

MANAGEMENT

Tenant is responsible for the landlord's agent's management fee based upon 6% of the annual rent plus VAT.

LOCATION



Customer Due Diligence

As a business carrying out estate agency work, we are required to verify the identity of both the vendor and the purchaser as outlined in the following: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <http://www.legislation.gov.uk/ukxi/2017/692/made>

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 McConnell Property. The information will be held in accordance with General Data Protection Regulation (GDPR) on our client file and will not be passed on to any other party, unless we are required to do so by law and regulation.

VIEWING

For further information or to arrange a viewing, please contact:



Contact: Frazer Hood / Aoibhin McDonnell

Tel: 07753 817 003 / 07442 232 006

Email: frazer.hood@mcconnellproperty.com /
aoibhin.mcdonnell@mcconnellproperty.com

Montgomery House,
29 – 31 Montgomery Street,
BT1 4NX,
Belfast