



OKT
O'CONNOR KENNEDY TURTLE

TO LET Prominent Ground Floor Office / Retail / Showroom Unit of c. 326 sq ft
40 High Street Newtownards, BT23 7HZ

LOCATION / DESCRIPTION

Newtownards is a busy market town located on the shores of Strangford Lough c. 10 miles east of Belfast with a population of c. 45,000 persons.

The subject comprises refurbished ground floor accommodation in a prime High Street location within the towns retail core benefitting from a high level of pedestrian footfall and passing vehicular traffic.

Would be suitable for a wide range of uses subject to any necessary planning consents.

Retail area fitted to include glazed shop front with electric roller shutter, carpeted flooring, suspended ceiling with recessed lighting, painted / plastered walls with kitchen / store & WC to the rear.

Neighbouring occupiers include Menarys, Knotts, Bob & Berts, Barclays, Wardens, Moda and Mauds.

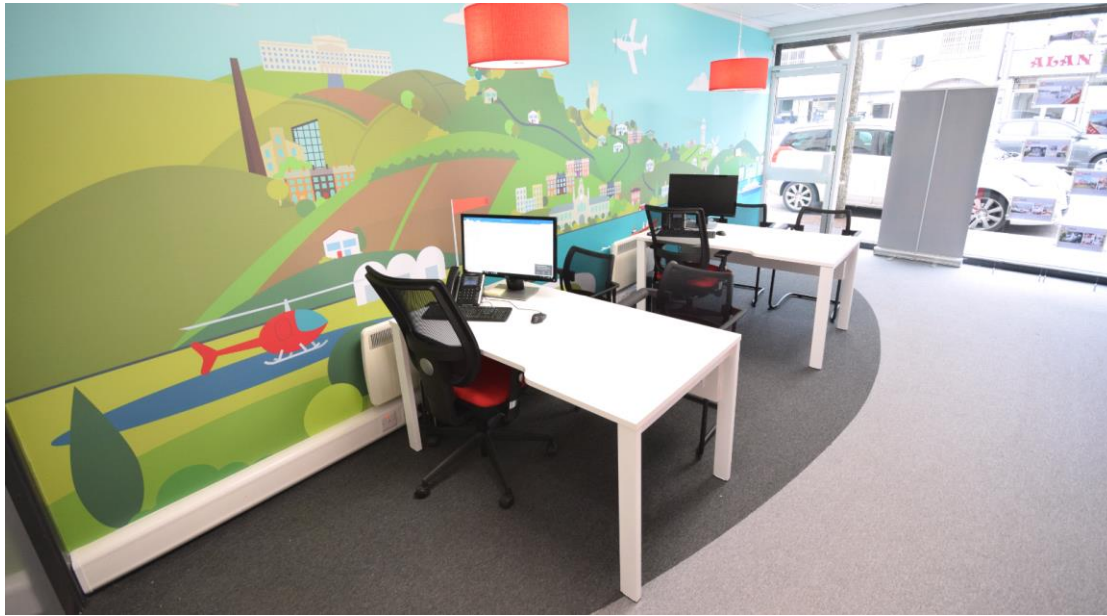
Available November 2019.



ACCOMMODATION

DESCRIPTION	AREA Sq M	AREA Sq Ft
GROUND FLOOR		
Retail Area	c. 22 sq m	242 sq ft
Kitchen / Store	c. 8 sq m	84 sq ft
WC		





More energy efficient

A+

Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

111 This is how energy efficient the building is.

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/uksi/2017/692/made>

Any information and documentation provided by you will be held for a period of 5 years from when you cease to have a contractual relationship with OKT. 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.

LEASE DETAILS

RENT:	£7,500 per annum.
TERM:	Negotiable subject to periodic upwards only Rent Reviews.
REPAIRS / INSURANCE	Tenant responsible for internal and external repairs. Landlord insures and recovers premium from the tenant.

NAV

From our review of the Land and Property Service online website, the NAV for the subject property is £7,050. The commercial rate in the pound for 2019 / 2020 is £0.569837.

Please note that all perspective tenants should make their own enquiries to confirm the NAV / rates payable.

VAT

All prices, outgoings etc are exclusive of, but may be subject to VAT.

FURTHER DETAILS



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Our Ref: IMCC/EC/8681

OKT for themselves and for the Vendors or Lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute, nor constitute part of, an offer at 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 their accuracy is not guaranteed and any intending purchaser or tenant 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 the employment of O'Connor Kennedy Turtle has any authority to make or give any representation or warranty in relation to this property. (iv) OKT have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.