



# TO LET

(By Way of Assignment of Lease)

Three Storey Retail / Office  
Accommodation extending to 743 sq ft

## 18 Court Street Newtownards BT23 7NX

- Recently refurbished to a high standard
- Rear yard with access leading to secure public charged car park
- No VAT applicable on rent
- Character features throughout



**OKT**  
O'CONNOR KENNEDY TURTLE



# LOCATION / DESCRIPTION

Newtownards is one of Northern Ireland's leading provincial towns, with a resident population of c. 28,050 people. The town is located c. 10.4 miles east of Belfast, 4.8 miles from Bangor and is well served by the Province's main road network.

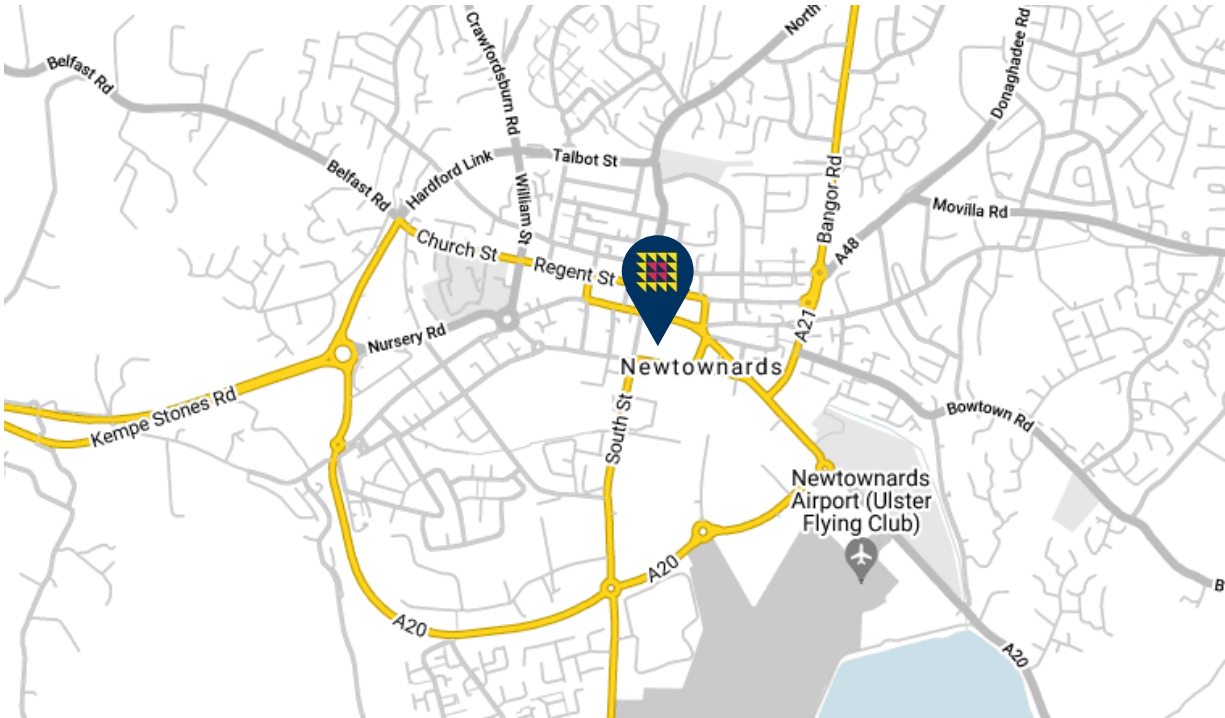
The property is located on Court Street in the centre of the town, close to a range of retailers, restaurants, cafes and supermarkets. Nearby occupiers include Treehouse Interiors, Piccolo Pizzeria and Worthington's Solicitors.

The property comprises a three-storey period building providing flexible retail / office accommodation. The building has recently undergone refurbishment and is ready for immediate occupation. On the ground floor there is an open plan retail / reception area with a private office to the rear and a further three offices on the upper floors.

Externally there is a private yard to the rear which provides access to a large pay and display public carpark.

# ACCOMMODATION

DESCRIPTION	AREA sq m	AREA sq ft
GROUND FLOOR		
Retail Area / Front Office	c. 20 sq m	215 sq ft
Rear Office	c. 18 sq m	194 sq ft
Ground Floor Total	c. 38 sq m	409 sq ft
FIRST FLOOR		
Office 1	c. 11 sq m	118 sq ft
Office 2	c. 8 sq m	86 sq ft
First Floor Total	c. 19 sq m	205 sq ft
SECOND FLOOR		
Office 3	c. 12 sq m	129 sq ft
Total Accommodation	c. 69 sq m	743 sq ft



OKT for themselves and for the Vendors or Lessors of this property whose agents they are given 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.



## LEASE DETAILS

RENT: On Application  
TERM: Negotiable

## NAV

From our review of the Land and Property Service online website, the NAV for the subject property is £2,850. The commercial rate in the pound for 2021 / 2022 is £0.515818.

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

**Please note due to the COVID-19 crisis the retail unit qualifies for a business rates holiday for the 2021 / 2022 financial year.**

**Small business rates relief of 25% available for both office and retail use.**

## VAT

VAT is not applicable

## FURTHER DETAILS



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Our Ref: AMcK/JP/9133

### 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.

