

**OK  
T**

**TO LET**  
OKT  
Two Storey  
Commercial  
Building with  
Parking of  
c. 1,371 sq.ft  
**OKT**  
NOT INCLUDING BUNELOS

**Bunelos**

**McDonald  
lorist**

**Oxfam** N Ireland

**TO LET**

**13a High Street, Newtownards, BT23 4JN**

Prominent Ground Floor Retail / Office Unit of c. 454 sq ft

# LOCATION

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 is located on High Street on a busy section of the road adjacent to Conway Square and benefits from high levels of passing vehicular / pedestrian traffic.

Neighbouring occupiers include Santander, McDonalds Florists, Simon Brien Residential and Oxfam.

# DESCRIPTION

The property comprises ground floor retail / office accommodation and is finished to a high standard throughout to include painted / plastered walls, laminate flooring, recessed spot lighting, kitchenette, WC facilities, glazed aluminium shop front and electric roller shutter.

The property would be suitable for a wide variety of uses subject to any necessary planning / statutory consents.

Note: The neighbouring ground floor unit to the rear and first floor are also available, offering the potential to take up to c.1,827 sq ft with 2 parking spaces.

## DESCRIPTION

Ground Floor Sales Area

AREA (SQ M)

c. 42 sq m

AREA (SQ FT)

454 sq ft

## TOTAL ACCOMMODATION

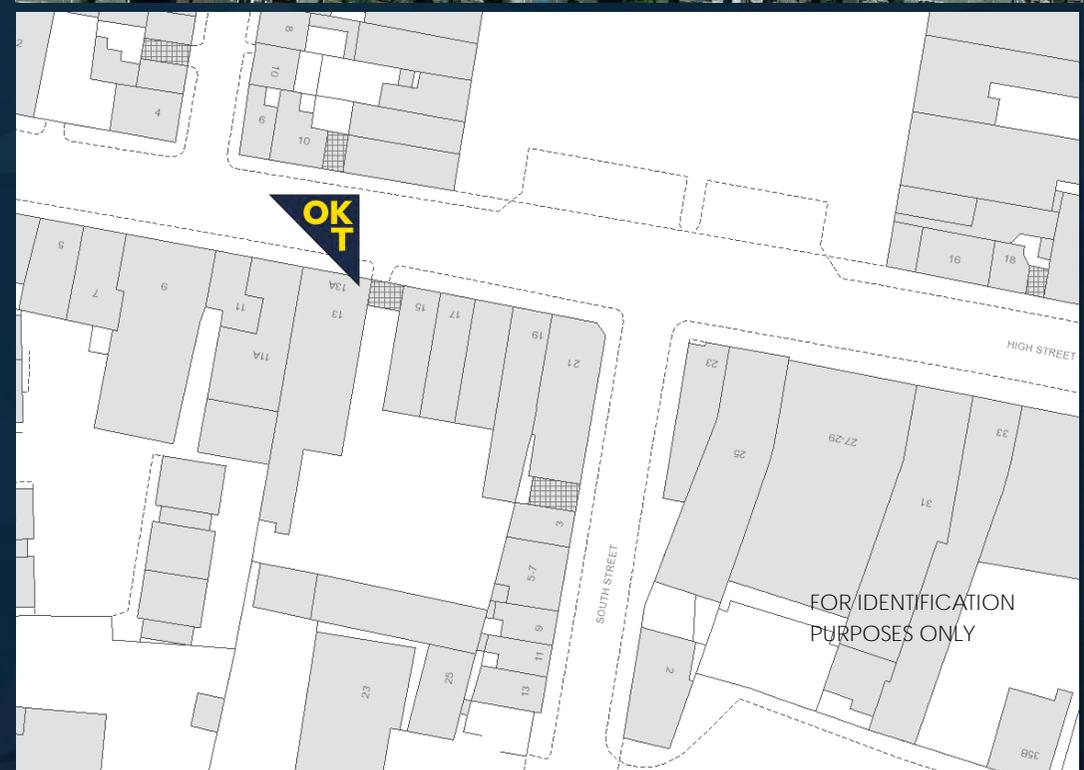
c. 42 sq m

454 sq ft

## 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/uk/si/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.

REF: 6849



# LEASE DETAILS

RENT:	£8,750 per annum
TERM:	Negotiable subject to periodic upwards only rent reviews.
REPAIRS / INSURANCE:	Full repairing and insuring lease
SERVICE CHARGE:	Applicable
VAT:	All prices, outgoings etc are exclusive of, but may be subject to VAT.

In accordance with the current Anti-Money Laundering (AML) Regulations, the proposed purchaser / tenant will be required to satisfy the Vendor / Lessor and their agents regarding the source of the funds used to complete the transaction.

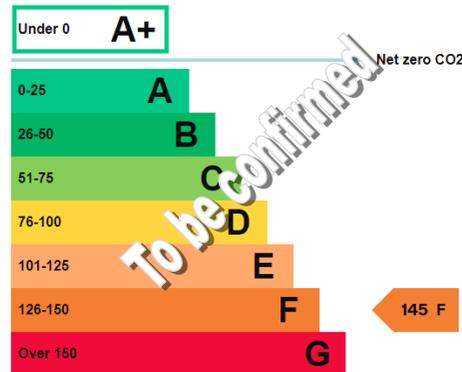
## NAV (RATES PAYABLE)

NAV: £6,000

Estimated rates payable in accordance with LPS Website: £3,250.44

The property may be eligible for up to 20% small business rates relief.

This property's energy rating is F.



## FURTHER INFORMATION

**JAMES CHRISTIE**

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### O'CONNOR KENNEDY TURTLE

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