

RUSSELL BROTHERS



43 High Street, Newtownards BT23 7HS

- Prime retail/commercial unit.
- Accommodation extends to 1,650 sq ft.
- Suitable for a variety of uses (subject to planning)
- Rent: £14,000 per annum.

For further information
please contact:

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Tel: 028 9181 2145

RUSSELL BROTHERS

Location/Description

The subject is positioned on High Street which is the main retail thoroughfare within Newtownards. It benefits from a high level of pedestrian footfall and vehicular traffic. Nearby occupiers include Wardens, Knotts Bakery, Danske Bank and Argento.

The subject property consists of a three storey building occupying a highly prominent position, with excellent frontage of c.20 ft to High Street.

The accommodation comprises a mixture of retail space, individual offices and ancillary storage, as well as kitchen and W/C facilities. In addition a substantial rear yard can be accessed from High Street or the South Street public car park.



Accommodation

Floor	Description	SQ FT	SQ M
Ground	Retail Area	426	39.64
	Offices	103	9.59
	Kitchen	75	7.00
First	Office 1	84	7.80
	Office 2	116	10.74
	Office 3	129	11.99
	Office 4	98	9.12
	Store	226	21.09
Second	Store	393	36.58
Total		1,650	153.55

Rates

NAV	£12,600
Rate in £	0.510730
Rates Payable	£6,435

The property should benefit from the SBRR Scheme, which would provide an occupier with a 20% reduction in rates payable. However, we recommend that you verify this with Land and Property Services.

VAT

All prices, outgoings and rentals are exclusive of, but may be liable to Value Added Tax.

Rent

£14,000 per annum plus rates.

43 High Street
NEWTOWNARDS
BT23 7HS

Energy rating

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Valid until 8 November 2030

Certificate number
0922-1297-6514-5408-4210