

# TO LET

**First Floor Offices c.1,571 sq.ft. (146 sq.m.)**

**plus 5 Dedicated Car Parking Spaces**

**Suite Three, 3 Church Street, Newtownards BT23 4AN**



**Location**

**Newtownards is located approximately 12 miles east of Belfast and has a district population of c. 70,000 persons. The building is located on Church Street, one of the main thoroughfares for the town. Neighbouring occupiers in the vicinity include: Ards Hospital, Ards Borough Council, McKays Pharmacy and The Surgery. The ground floor is occupied by Adam Vine Podiatry.**

## Description

**The subject suite consists of offices and staff areas arranged over first floor level with kitchen and WC facilities plus on-site car parking. The property is finished to include plastered and painted walls, carpeted floors, UPVC double glazed windows, suspended ceilings with recessed LED, recessed fluorescent and spot lighting, gas central heating plus alarm system.**



## RENT

**£9,000 per annum excl.**

**Suite 2, 3 Church Street, Newtownards BT23 4AN Telephone +44 (0)28 9131 3830 e-mail: [gareth@trcommercial.co.uk](mailto:gareth@trcommercial.co.uk)**

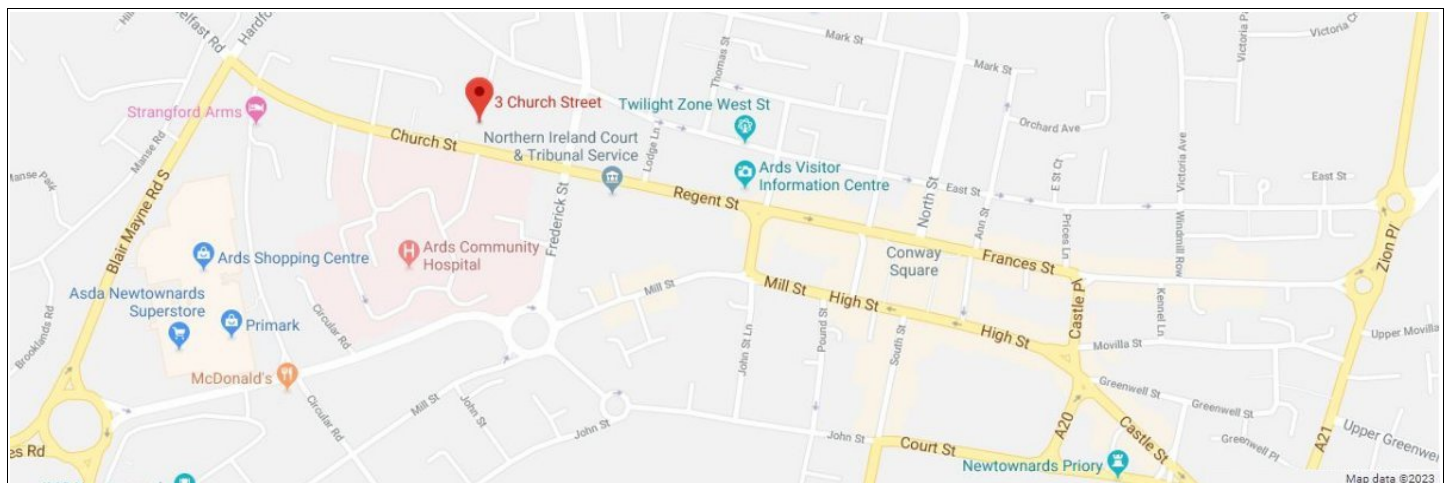
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### ACCOMMODATION

First Floor Offices c.1,571 sq.ft. (146 sq.m.)  
Plus WCs  
and 5 Dedicated Car Parking Spaces

### LEASE DETAILS

TERM	Negotiable	
REPAIRS	Full Internal Repairing and Insuring basis	
SERVICE CHARGE	To cover upkeep of common areas, external lighting, fire alarm etc and charged in arrears.	
VAT	All rents are quoted exclusive of VAT, which is chargeable	
RATES	NAV	£7,800
	Rates payable 2025/26 (with SBRR)	£3,667
EPC	E-122	
VIEWING	By appointment with Sole Agent	028 9131 3830



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