

For Sale/To Let

Prominent Town Centre Retail Unit

41 High Street, Newtownards



- Prominent Town Centre Retail Unit extending to 2,278 sq ft on ground floor
- Situated on the town's prime retail pitch, other occupiers in close proximity include Menary's, SD Kells, Argento, Caffè Nero, Gerry Webber and Specsavers
- Immediately available

Savills Belfast
1st Floor Lesley Studios
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savills.ie



Location

Newtownards is located on the Ards Peninsula in Co Down approximately 10 miles east of Belfast. According to the 2011 Census it has a population of approximately 28,000 persons.

The property location is regarded as a prime high street within the towns retail core and benefits from a high level of pedestrian footfall and vehicular traffic. Nearby traders include Nationwide, Knotts Bakery Caffè Nero.

Description

This property benefits from a prominent position within the town centre. The property benefits further from its proximity to town centre car parks and would be suitable for a variety of uses, subject to the necessary planning consent. The unit is finished to a reasonable standard and ready for immediate occupation

Accommodation

The unit provides the following approximate areas:

Floor	Sq ft	Sq m
Ground Floor Sales	2,278	212
First Floor	Unutilised	Unutilised

Lease Details

Rent: £32,500 per annum exclusive

Term: 10 years, subject to rent review as the 5th year

Repairs & Insurance: The tenant will be responsible for full repair and reimbursing insurance premium

Purchase Price

Offers in region of £300,000 exclusive of VAT

Rates Assessment

We are advised by Land and Property Services of the following:

Unit	NAV	Rates Payable
41 High Street	£22,700	£12,652



EPC

E102

Further Information/ Viewings

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VAT

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

Important Notice

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