



TO LET

Retail Unit

**142 Frances Street,
Newtownards BT23 7DY**

- Prominent location at major junction in Newtownards town centre
- Customer car parking at rear
- Floor Area: 209.0 sq m (2,251 sq ft)
- Gas central heating

Property Consultants

RHM
Commercial

RETAIL

RHM COMMERCIAL LLP
First Floor, Edward Court,
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Belfast, BT1 2LR
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LOCATION

Located on Frances Street at the roundabout junction of Zion Place and Georges Street.

Other occupiers in the vicinity include Lynns Fish & Chips, Boots, Kwik-Fit and Mawhinneys Butchers.

DESCRIPTION

Modern retail unit with access from Frances Street and the rear car park accessed via East Street.

The premises are finished with smooth plastered and painted walls, suspended ceiling, aluminium frame shop front and electric roller shutters.

ACCOMMODATION

Sales Area (split level)
194.2 sq m (2,091 sq ft)

Office
11.3 sq m (122 sq ft)

Kitchen
3.5 sq m (38 sq ft)

Toilet accomodation

Total Area
209.0 sq m (2,251 sq ft)



LEASE DETAILS

Term

Negotiable subject to a minimum of 3 years.

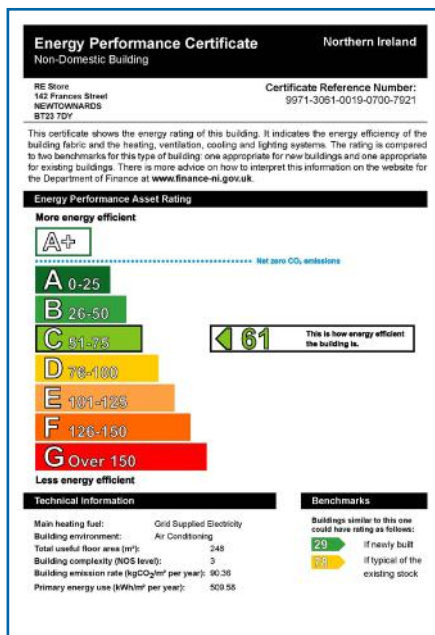
Rent

£18,500 per annum.

Repairs and Insurance

Effective full repairing and insuring by way of service charge.

EPC



NAV

£8,400

Rates payable 2019/20

£4,787

(If eligible for Small Business Rate Relief the rates payable this year would be £3,830)

VAT

The premises are not registered for Value Added Tax

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VIEWING

By appointment with RHM Commercial.

CONTACT

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RHM COMMERCIAL LLP

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