



**RHM**  
Commercial

**OFFICE**

## **TO LET**

First Floor Office Suite 1B

**Regent House, 35 Regent Street,  
Newtownards BT23 4AD**

- First Floor office suite in landmark Listed Building
- On site car parking
- Floor Area: 39.6 sq m (426 sq ft)

**Property Consultants**

RHM COMMERCIAL LLP  
First Floor, Edward Court,  
Saint Anne's Square,  
Belfast, BT1 2LR  
T 028 9043 4300  
F 028 9043 4330  
[www.rhmcommercial.com](http://www.rhmcommercial.com)



#### LOCATION

Located on the first floor of the Grade 2 Listed Regent House building on Regent Street in Newtownards town centre.

The property is located next to the town's bus station and opposite the Court House. The building is within walking distance of the town's shops and coffee shops.

#### DESCRIPTION

Regent House has been upgraded over the years and now offers a prestigious office location with ornate plaster ceilings to the common areas, a grand split staircase with glazed dome, passenger lift, on-site car parking to the front and an in-house coffee shop.

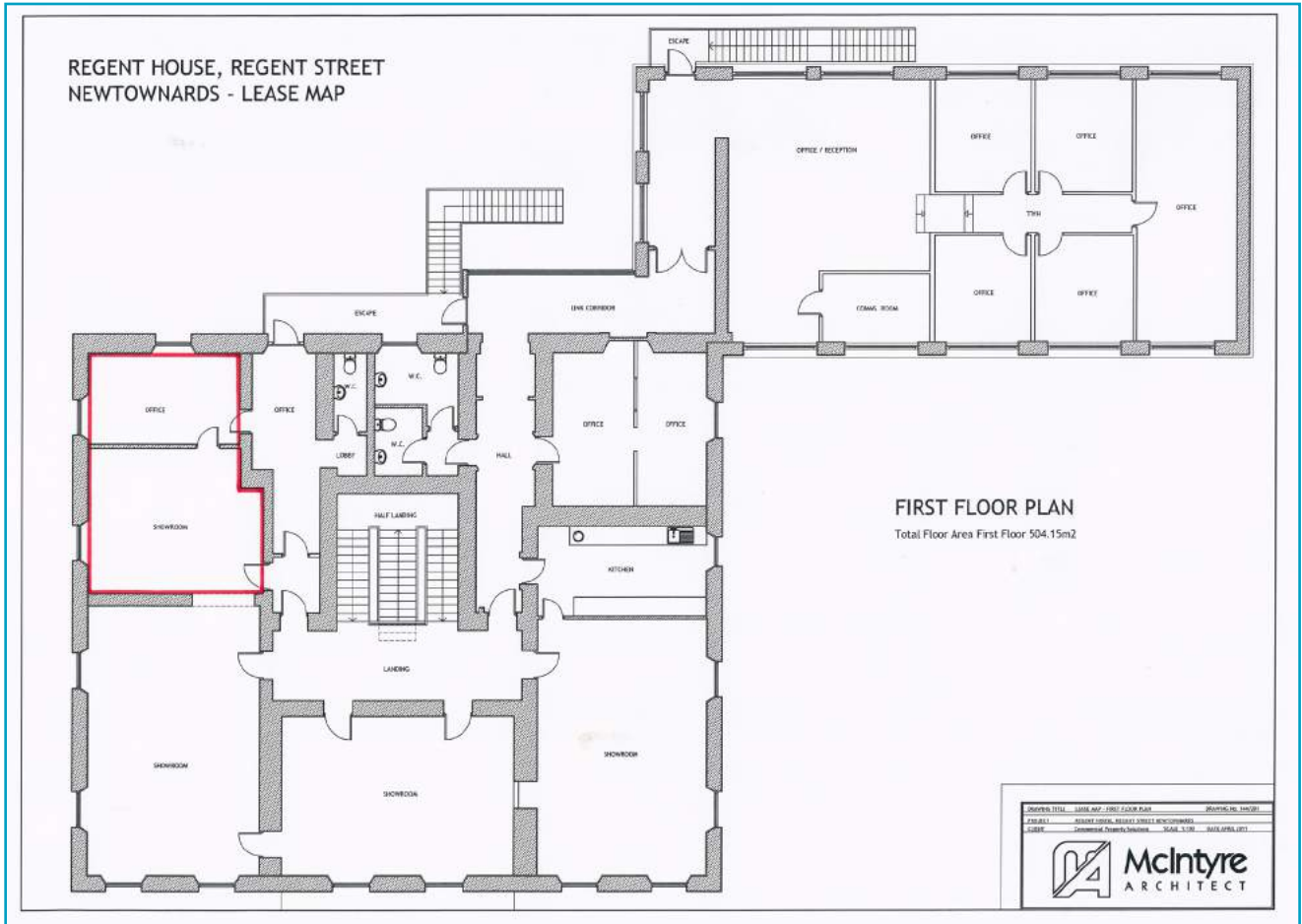
The office suite is located on the first floor and benefits from smooth plastered and painted walls and ceiling, carpeted floors, shared kitchen area and toilet accommodation.

#### ACCOMMODATION

**Floor Area**  
39.6 sq m (426 sq ft)

Large reception and two private offices.

# OFFICE 1B, REGENT HOUSE, 35 REGENT STREET NEWTOWNARDS BT23 4AD



## LEASE DETAILS

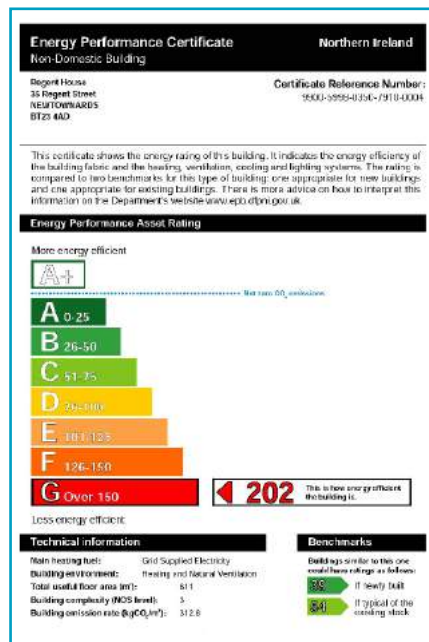
**Term**  
12 months.

**Rent**  
£495 per month.

The rent includes rates, buildings insurance, water and service charge.

**Repairs**  
The tenant will be responsible for internal repairs to their office.

## EPC



## VAT

The premises are not registered for Value Added Tax.

## VIEWING

Strictly by prior appointment with RHM Commercial.

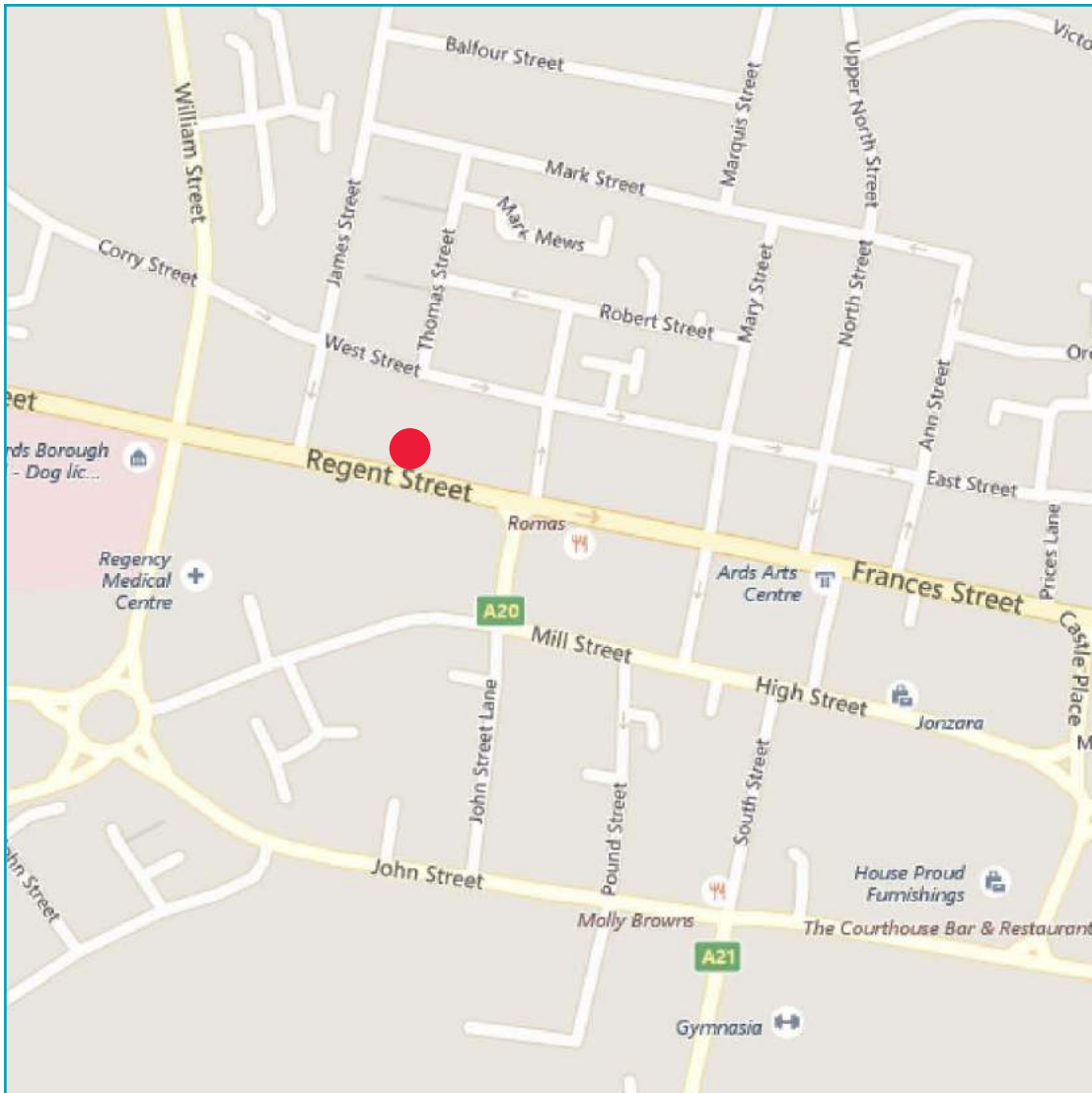
## CONTACT

Paul Ritchie  
T 028 9043 4300  
E [paul@rhmcommercial.com](mailto:paul@rhmcommercial.com)

# First Floor Office Suite 1B Regent House, Regent Street, Newtownards

# RHM

Commercial



## RHM COMMERCIAL LLP

RHM Commercial is an independent firm of property consultants providing specialist services to both owners and occupiers of property. Our rapidly expanding client base includes over 25% of the top 100 companies in Northern Ireland.

Conditions under which these particulars are issued  
All details in these particulars are given in good faith, but RHM Commercial LLP for themselves and the Vendors/Lessors of this property for whom they act give notice that:- 1. These particulars do not and shall not constitute, in whole or in part, an offer or a contract or part thereof, and RHM Commercial LLP have no authority to make or enter into any such offer or contract. 2. All statements contained in these particulars are made without acceptance of any liability in negligence or otherwise by RHM Commercial LLP, for themselves or for the Vendors/Lessors. 3. None of the statements contained in these particulars is to be relied on as a statement or representation of fact or warranty on any matter whatsoever, and intending purchasers must satisfy themselves by whatever means as to the correctness of any statements made within these particulars. 4. The Vendors/Lessors do not make, give or imply, nor do RHM Commercial LLP or any person in their employment have any authority to make, give or imply, whether in these particulars or otherwise, any representation or warranty whatsoever in relation to the property. The statement does not affect any potential liability under the Property Misdescriptions Act 1991.

RHM COMMERCIAL LLP  
First Floor, Edward Court,  
Saint Anne's Square,  
Belfast, BT1 2LR  
T 028 9043 4300  
F 028 9043 4330  
[www.rhmcommercial.com](http://www.rhmcommercial.com)