

**OK
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TO LET

Town Centre Office premises extending to c. 1,373 sq ft (127 sq m) with 2 No. dedicated car parking spaces



**1 Conway Court /
13 High Street
Newtownards
BT23 4GW**

028 9024 8181

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LOCATION

Newtownards is one of Northern Ireland's leading provincial towns, with a resident population of c. 28,050 people. The town is located c. 10.4 miles east of Belfast, 4.8 miles from Bangor and is well served by the Province's main road network.

The property is situated within Conway Court, with frontage to High Street.

Nearby occupiers include J. McDonald Florist, Simon Brien, Santander and Scrabo Fine Art and Furnishings.

DESCRIPTION

The subject comprises a prominent two storey office building suitable for a variety of uses subject to the necessary planning consents.

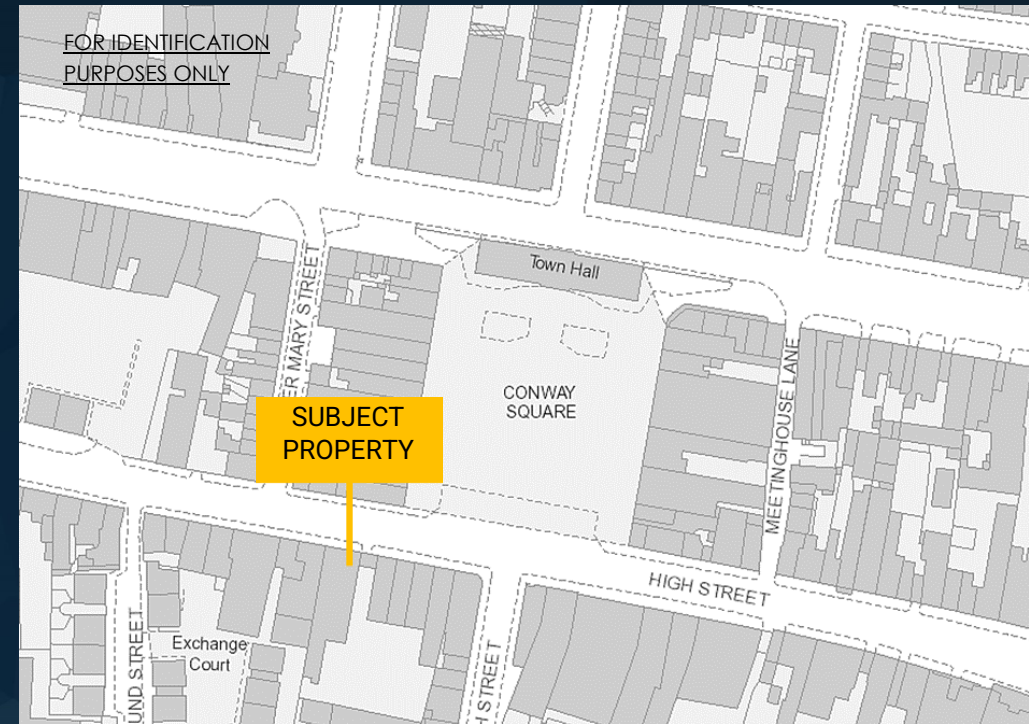
On the ground floor a reception area leads to two offices / treatment rooms, a kitchen, and a WC. On the first floor there are five further offices / treatment rooms, a store, and another WC.

The accommodation is fitted to include carpeted and laminate flooring and painted and plastered walls.

In addition, the property benefits from 2 no. dedicated parking spaces, situated within Conway Court at the main entrance.

ACCOMMODATION

| Description | Area sq m | Area sq ft |
|----------------------|--------------------|--------------------|
| GROUND FLOOR | | |
| Reception | C. 10 sq m | 105 sq ft |
| Office 1 | C. 12 sq m | 128 sq ft |
| Office 2 | C. 11 sq m | 124 sq ft |
| Kitchen | C. 5 sq m | 58 sq ft |
| WC1 | - | - |
| Total | C. 38 sq m | 415 sq ft |
| FIRST FLOOR | | |
| Office 3 | C. 16 sq m | 172 sq ft |
| Office 4 | C. 11 sq m | 124 sq ft |
| Office 5 | C. 14 sq m | 150 sq ft |
| Office 6 | C. 19 sq m | 205 sq ft |
| Office 7 | C. 9 sq m | 95 sq ft |
| Store | C. 20 sq m | 212 sq ft |
| WC2 | - | - |
| Total | C. 89 sq m | 958 sq ft |
| OVERALL TOTAL | C. 127 sq m | 1,373 sq ft |



LEASE DETAILS

RENT: £7,500 per annum
TERM: Negotiable
VAT: All prices, outgoings etc are exclusive of, but may be subject to VAT.

RATES

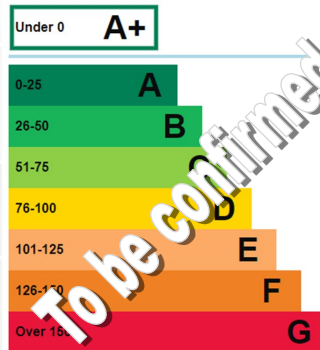
NAV: £7,700

Estimated rates payable in accordance with LPS Website: £4,171.40

Note: the property is eligible for small business rate relief which would reduce the rates by a further 20%.

Please note that all perspective tenants should make their own enquiries to confirm the NAV / rates payable.

EPC CERTIFICATE



Customer Due Diligence:

As a business carrying out estate agency work we are required to verify the identity of both the vendor and the purchaser as outlined in the following: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <http://www.legislation.gov.uk/uk/si/2017/692/made>. Any information and documentation provided by you will be held for a period of 5 years from when you cease to have a contractual relationship with OKT. The information will be held in accordance with General Data Protection Regulation (GDPR) on our client file and will not be passed on to any other party, unless we are required to do so by law and regulation.

REF 9591

CONTACT DETAILS

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OKT for themselves and for the Vendors or Lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute, nor constitute part of, an offer at contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but their accuracy is not guaranteed and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of O'Connor Kennedy Turtle has any authority to make or give any representation or warranty in relation to this property. (iv) OKT have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.