



**FOR SALE/TO LET**  
Superb Commercial  
Premises  
Reception / Waiting Area /  
Kitchen / Preparation Area /  
First Floor Storage  
**FRAZER  
KIDD**  
028 9023 3111  
www.frazerkidd.co.uk

**ice46**  
Indian cuisine  
T: 028 9181 3300

**DU / SE  
TANNING**

**CS Country Sport**  
NEWTOWNARDS

Barbour

Barbour

**KEBAB**

# 46A REGENT STREET NEWTOWNARDS BT23 4LP

## Summary

- Superb opportunity to purchase or lease a small Hot Food Carry Out premises situated in a good secondary trading location in Newtownards which is a thriving Provincial town.
- The location will improve considerably on the completion of the substantial Helm Housing residential development which is at present being constructed in Regent Street, a few yards from the subject premises.
- Rent: £6,500 per annum exclusive
- Price: £70,000

## Accommodation

The accommodation and approximate net internal floor areas are as follows:

### Ground Floor

Reception/waiting area	115 sq ft	10.69sq m
Kitchen	86 sq ft	8.00 sq m
Preparation area	143 sq ft	13.32 sq m

### First Floor (Access by a trap door from ground floor level)

Storage	150 sq ft	13.94 sq m
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## Tenancy Details

The premises are being offered to let for a period of years subject to rent reviews at three year intervals at a rent of £6,500 per annum on a Full Repairing and Insuring Basis.

The tenant is responsible for internal and external repairs, repaying the insurance premium to the landlord and payment of agent's management fee calculated at 3% of the rent plus VAT.

## Title

We are assuming that the premises are held under a freehold/long lease subject to no onerous restrictive covenants and a nominal ground rent.

## Rates

NAV: £4,000

Rates Payable: £2,184 per annum

\*We recommend that you contact Land & Property Services to verify these figures (Tel: 0300 200 7801).

## Price

Offers invited in the region of £70,000.

## VAT

All figures quoted are exclusive of VAT, which may be payable.

## EPC

To be confirmed.

## Viewing

Strictly by appointment with the Sole Letting/Selling Agents:

### Frazer Kidd

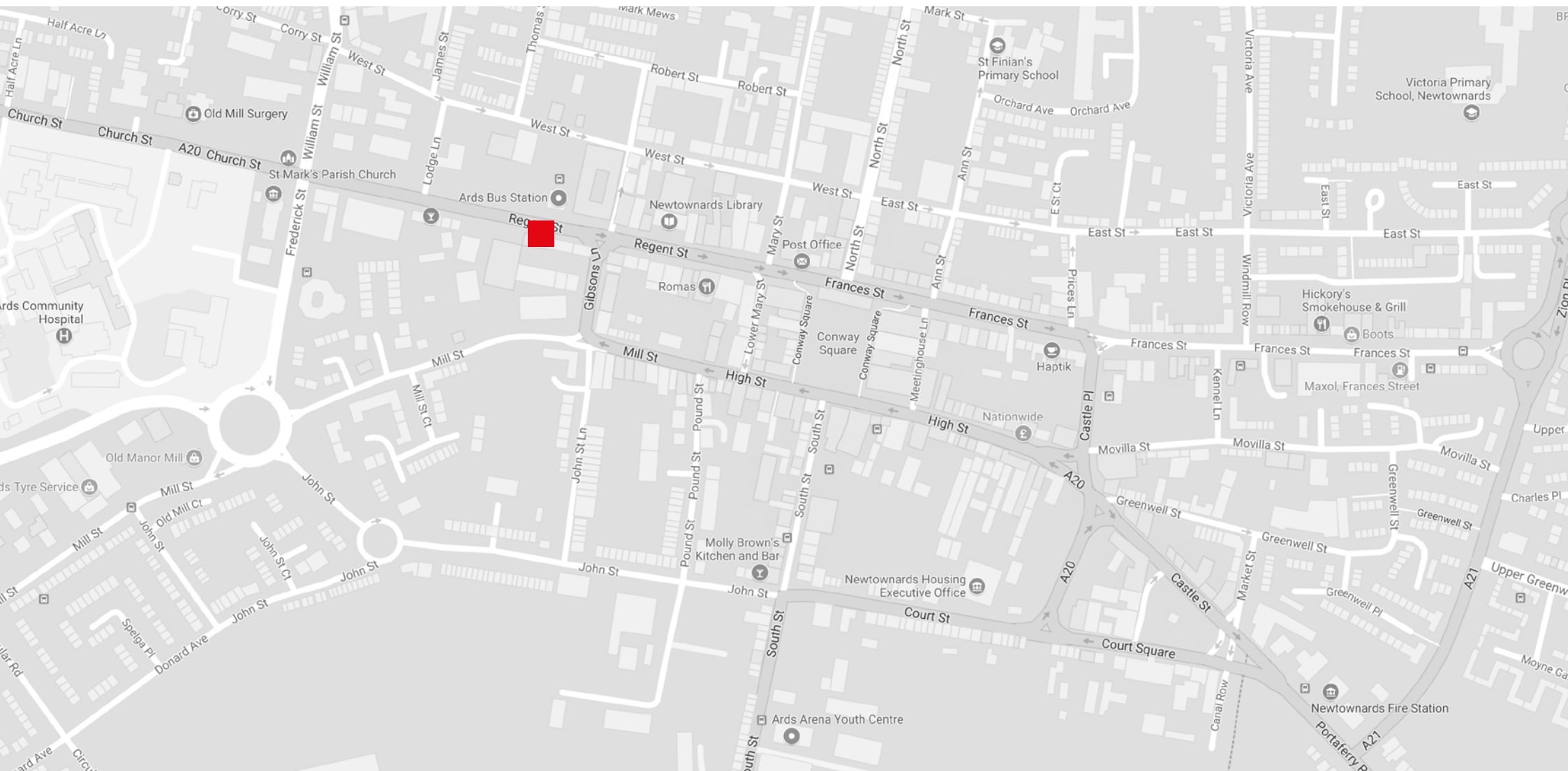
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# 46A REGENT STREET NEWTOWNARDS BT23 4LP





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