



12 Frances Street

12 Frances Street, Newtownards, BT23 4JA

Former Cafe / Retail Unit

1,300 sq ft
(120.77 sq m)

- Prominent corner location in Newtownards town centre

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Summary

Available Size	1,300 sq ft
Rent	£18,000 per annum
Rates Payable	£8,635.32 per annum
Rateable Value	£14,700
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	EPC exempt - Currently being constructed or undergoing major refurbishment

Location

Newtownards is a popular market town located approximately 10 miles east from Belfast City Centre. The subject property is situated on Frances Street just North of Conway Square in the centre of Newtownards. There is access to on-street parking to both the front of the premises and along North Street.

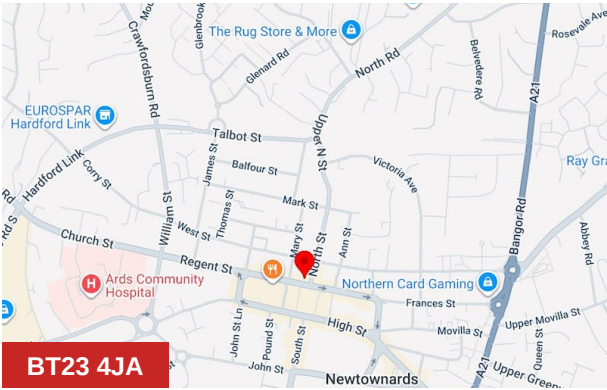
Nearby occupiers include Post Office, Reeds Rains, and Ulster Bank.

Description

Former cafe unit is available on Frances Street, ideally suited for ongoing cafe / retail use. Open plan unit with glazed shopfront onto Frances Street and 3. no shop windows onto the North Street return frontage, all fitted with secure roller shutters. The unit contains two convenient access points on the front elevation. The unit provides a spacious and bright layout with an accessible WC located to the rear. This property benefits from high volume of foot and vehicular passing traffic with parking bays to both the Frances Street and North Street elevations.

Accommodation

Name	sq ft	sq m
Unit	1,300	120.77
Total	1,300	120.77



Viewing & Further Information



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