

# To Let

## Self-Contained Commercial Building 171 Upper Greenwell Street, Newtownards



- Self- contained commercial / office space and ancillary storage.
- Floor areas extend to 2,242 sq ft / 208 sq m.
- Secure site with yard and parking to rear.
- Suitable for a range of uses subject to consents.



16 Howard Street, Belfast, BT1 6PA, Northern Ireland.

028-9031 6121  
**gvani.co.uk**

## Location

The property is located at Upper Greenwell Street, which is situated to the east of Newtownards town centre. Upper Greenwell Street connects directly with George Street/New Road, which in turn provides good communication links to the town centre and the surrounding towns of Bangor, Donaghadee and Comber.

## Description

- Self-contained detached three storey building.
- Well finished office space on ground and first floors accessed from Upper Greenwell Street.
- Secure storage to lower ground floor with separate roller-shutter access from the rear yard/parking area.
- W.C. facilities are located at first floor and lower ground floor.
- The offices are finished to a good standard and have been newly redecorated.
- Finishes include suspended ceilings, cassette air-conditioning, carpet tiling and painted/plastered wall finished.
- The storage area has rear roller shutter door access and benefits from strip fluorescent lighting and concrete flooring.
- There is parking for 3 - 4no. cars to the front of the property and an enclosed, secure yard / parking area to the rear also.

## Accommodation

Description	Sq m	Sq ft
Ground Floor Offices	67	722
First Floor Offices	37	398
Lower Ground Floor Storage	104	1,122
<b>Total</b>	<b>208</b>	<b>2,242</b>

## Rent

£12,000 per annum exclusive.

## Lease Terms

The property is available upon a new Full Repairing and insuring lease for a lease term to be agreed.

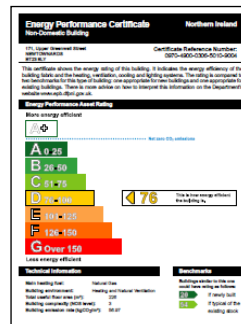
## VAT

All prices and rentals quoted are exclusive of, and are subject to, VAT.

## NAV

171 Upper Greenwell Street NAV = £5,500  
 Rate in £ (2018/19) = £0.557373  
 Rates Payable (2018/19) = £3,066\*  
 \*It is anticipated that the premises qualifies for Small Business Rate Relief at 20% until 31st March 2019.

## EPC Details



## Contact

For further information or to view please contact;

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