

TO LET



**UNIT 4
STONEGATE CENTRE
6 STRATHEDEN HEIGHTS
NEWTOWNARDS BT28 8ZE**

**Annual Rent:
£10,000 plus VAT plus rates**

NET INTERNAL AREA 52.47 m² (564 ft²) Approx.

- Fully fitted hot food takeaway
- Spacious retail unit in Stonegate shopping centre in Newtownards.
- Customer parking shared with other stores in the shopping centre

ACCOMMODATION

Retail area with store/prep area plus WC. The shop is provided with equipment such as refrigerators and wok burners. The equipment is provided as seen and no warranty is provided as to its continued functionality.

Front of Shop

44.48 m² (478 ft²) approx

Store/preparation area

7.99 m² (86sq ft²) approx

WC

TOTAL:

52.47 m² (564 ft²)

LEASE DETAILS

TERM

Five years or longer by negotiation

RENT

£10,000 per annum plus VAT plus rates

RATES

Online enquiries with Land and Property Services confirm that the NAV of the property is as follows;
Shop store: £7,150

The rate in the £ 2018/2019 is 0.557373

Rates payable based on the above figures would be £3,985.22 approximately.

A 20% discount is available on the above figure for the 2018/2019 tax year under the Small Business Rates Relief Scheme. The annual rates payable with the benefit of the reduction up to 31st March 2019 are approximately £3,188.18

VAT

Shall be charged on rent and outgoings

REPAIRS

The tenant will be responsible for all repairs.

INSURANCE

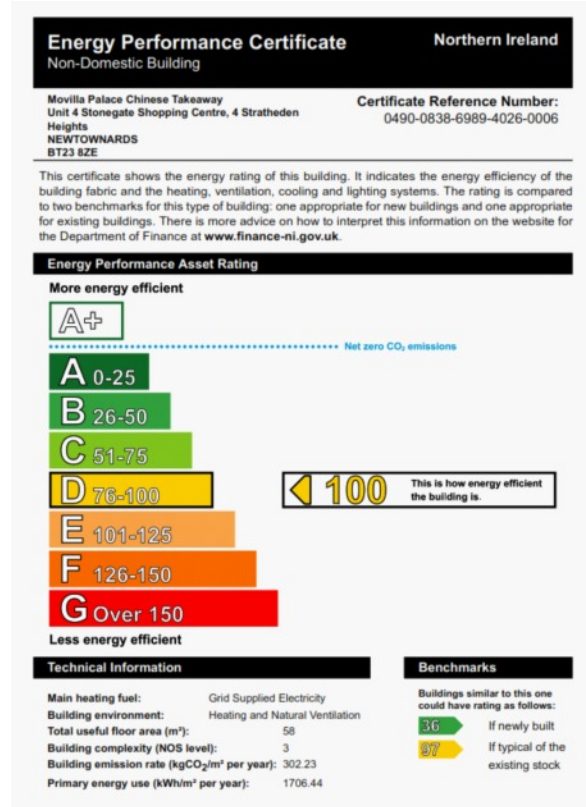
Tenant responsible for repayment of their share of building insurance premium. Current cost of insurance for 2018/2019 is approximately £600 inc VAT but it expected amount will depend on the usage.

SERVICE CHARGE

Service charge covers share of the cost of maintaining carpark and common parts of the shopping centre. The landlord is prepared to offer a fixed rate service charge of £500 per annum plus VAT.

VIEWING

Strictly by appointment with Macfarlane & Smyth. For further details please contact Andrew Smyth or David Smyth.



AGENT'S NOTES

Macfarlane & Smyth and their clients give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property.
2. These particulars have been prepared in good faith to give an overall view of the property, they do not form any part of an offer or contract, and must not be relied upon as statements of representations of fact.
3. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Macfarlane & Smyth have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.
4. VAT may be payable on the purchase price and/or rent. Intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice.
5. Macfarlane & Smyth will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.