



44b High Street, Newtownards, BT23 7HZ

£8,000 Per Annum



An excellent opportunity to rent a spacious ground-floor commercial unit in a prime High Street location in Newtownards. Extending to approximately 600 sq ft, this first-floor facility benefits from direct ground-floor access and prominent signage, making it ideal for businesses seeking visibility and footfall.

The accommodation comprises a welcoming reception/greeting area leading to three generously sized rooms. Previously used as a solicitors' office, the unit is well suited to a variety of uses, including office or retail (subject to approvals).

Ideally positioned in the heart of Newtownards Town Centre, directly opposite Wardens and Knotts, the property enjoys a busy High Street setting with strong pedestrian traffic. The unit is easily accessible by car, with short-term

- Spacious Commercial Premises
- Reception Area and Three Offices
- Entrance Hallway, Landing and W.C
- Busy Location with High Footfall
- Tenant To Pay Rates And Contribute Towards Electric Cost
- Early Viewing Highly Recommended!

