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RENTAL DIVISION
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NETWORK STRENGTH - LOCAL KNOWLEDGE

46a High Street, Newtownards, BT23 7HZ

£8,000 Per Annum

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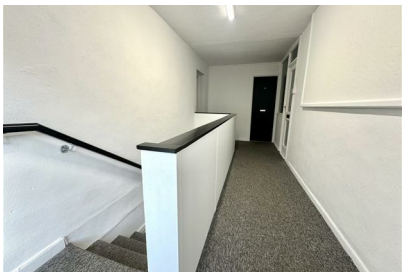
Located in a prime position on Newtownards High Street, this commercial building offers a versatile layout ideal for a range of business uses. The property includes a small office space to the front, perfect for administration, consultations, or client-facing services.

To the rear, the building benefits from a large, open-plan dance studio, providing an impressive floor area suitable for dance schools, fitness classes, creative workshops, or alternative leisure and training uses. The studio space is bright, spacious, and adaptable, making it an excellent opportunity for businesses seeking a central and accessible location.

With its prominent High Street setting and flexible internal accommodation, this property presents a fantastic option for both established operators and new ventures.

- Spacious studio accommodation, ideal for dance, fitness, yoga or creative use
- Tenant To Pay Rates And Contribute Towards Electric Cost
- Available for immediate occupation!
- Main studio measures approximately 9m x 6m, offering excellent open floor space
- Prominent High Street location in Newtownards, benefiting from strong footfall and accessibility