



# FOR SALE / TO LET

RETAIL UNIT  
135 NEWTOWNARDS ROAD, BELFAST, BT4 1AB

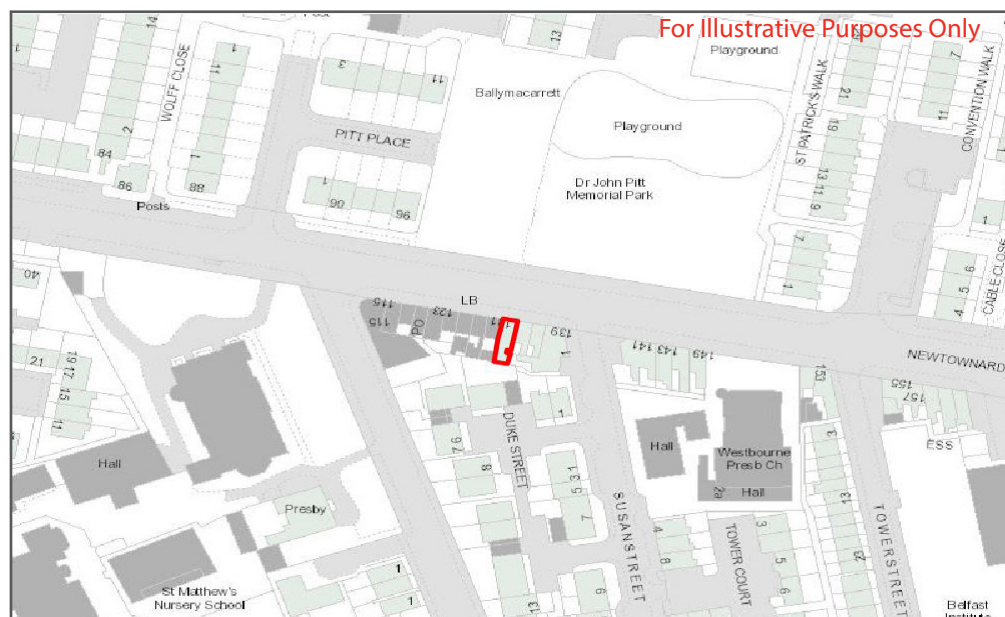
**Colliers**  
INTERNATIONAL



# PROPERTY SUMMARY

- Retail property extending to c. 355 sq. ft.
- Located in a prime location with direct frontage onto the Newtownards Road
- Sold with the benefit of vacant possession
- Rent per month: £400 exclusive
- Maybe suitable for alternative uses (subject to planning permission)
- Offers invited in excess of £35,000 exclusive

## SITE PLAN



## LOCATION

The Newtownards Road is situated approximately 0.5 miles from Belfast City Centre. The immediate area comprises a mix of commercial properties fronting the Newtownards Road and residential housing in the surrounding streets. The property has direct frontage onto the Newtownards Road in East Belfast between Bryson Street and Susan Street. This section of the Newtownards Road is a busy retail/commercial area with neighbouring occupiers including Iceland, Russells Shop 4 You, William Hill and Boots Pharmacy.

## DESCRIPTION

The subject unit extends to 355 sq.ft. and is of traditional brick construction with glazed shop front and electric roller shutter.

## SITE SIZE

Extends to c. 355 sq. ft.

## LEASE DETAILS

Rent: £400 per month exclusive  
Term: A minimum of 3 years  
Rates: Paid by tenant

## PRICE

Offers are invited in the region of £35,000 exclusive.

## RATES

We have consulted the Land & Property Services website and have established that

the current NAV for this property is £1,350 per annum.

Non Domestic Poundage Rate for Belfast in 2019/20: £0.614135

Estimated Rates Payable: £830 per annum

VAT

The figures quoted are exclusive and may be liable to VAT.

EPC

C71 - As illustrated on graph.

FURTHER INFORMATION

For further information or to arrange an inspection of the property, please contact:

Contact: William Knox

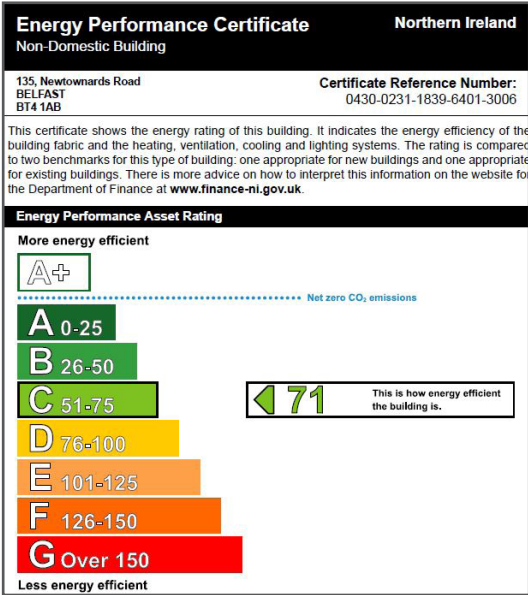
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Sole Agent

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AUGUST 2019

LOCATION MAP

