



UNIT 1, 697/703 UPPER NEWTOWNARDS ROAD, BELFAST BT4 3NW



Summary

- Excellent opportunity to lease this modern commercial premises fronting onto the Upper Newtownards Road.
 - Planning permission granted for Sandwich Bar / Coffee Shop – LA04/2016/0610/F
- Comprises c.1,078 sq ft with generous on-site car parking and a gas fired central heating system.
 - Adjoining unit is occupied by Stormont Veterinary Clinic.
- Suitable for a wide range of potential uses to include food, office, medical and leisure subject to any required statutory planning consents.

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Location

Excellent opportunity to lease this commercial property fronting onto the Upper Newtownards Road.

The property forms part of a small commercial development benefiting from private car parking where the adjoining premises are occupied by Stormont Veterinary Clinic.

Description

The property comprises a modern single storey commercial premises with a feature glazed frontage and on-site car parking. The property is finished to a very high specification and ready for immediate occupation with minimum outlay.

Internally the property is fitted to include: -

- Suspended ceiling with part recessed and feature drop down spot lighting.
- Wood style laminate flooring.
- Plastered and painted walls.
- Gas fired central heating system.
- Intruder alarm system.
- Disabled WC/WHB.
- Small kitchen with extraction hood.

Planning Permission

The property has the benefit of full planning permission to operate as a sandwich bar/coffee shop.

Permission granted on 2nd August 2016.

Planning Ref: - LA04/2016/0610/F.

Lease Term

Length of lease by negotiation.

Rent

Inviting offers in the region of £13,750 Per Annum.

Accommodation

We calculate the approximate Net Internal Area to be as follows:

Ground	Sq M	Sq Ft
Open Plan Space	70.67	761
Meeting Room	22.69	244
Kitchen	6.77	73
Total	100.13	1,078

Service Charge

Tenant to pay a service charge in respect of a proportion of the landlord's costs in respect of external repairs, insurance premium, upkeep & maintenance of the grounds which the subject premises forms part and agent's management fees. Service charge, management fees and insurance estimated to be £1900 plus vat per annum

VAT

All figures quoted are exclusive of VAT, which may be payable.

Rates

NAV: £9,000

Rate in £ (2020-2021): 0.538166

Rates Payable: £4,843.49 per annum

* This property should be eligible for a 20% reduction in rates payable due to the Small Business Rates Relief Scheme. We recommend that any interested parties verify this with Land & Property Services (Tel: 0300 200 7801).

Viewing

Strictly by appointment with the Sole Letting Agents:

Frazer Kidd

T: 028 9023 3111

E: mail@frazerkidd.co.uk



For further information please contact:

Brian Kidd

M: 07885 739063

E: bkidd@frazerkidd.co.uk

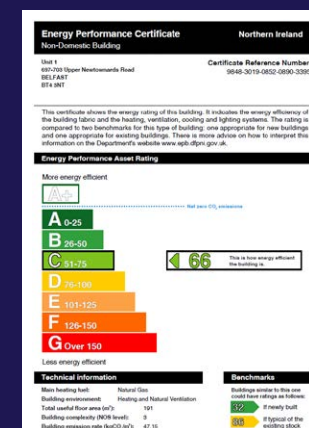
Neil Mellon

M: 07957 388147

E: nmellon@frazerkidd.co.uk

Telfair House,
87/89 Victoria Street,
Belfast, BT1 4PB
T: 028 9023 3111
F: 028 9024 4859
E: mail@frazerkidd.co.uk
W: www.frazerkidd.co.uk

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