



354 UPPER NEWTOWNARDS ROAD, BELFAST BT4 3EX



Summary

- Fully refurbished premises with Planning Permission for Hot Food Takeaway.
- Excellent frontage onto the bustling Upper Newtownards Road, situated in Ballyhackamore.
 - Located close to established retailers such as M&S, Tesco, Little Wing, Caffè Nero & Pizza Express.

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Location & Description

The Upper Newtownards Road is one of Belfast's main arterial routes to the eastern side of the City Centre. This highly popular residential location is complimented by a wide range of shops, eateries, and good public transport systems into Belfast City Centre.

The property is located very close to numerous established brands such as M&S, Tesco, Caffè Nero, Little Wing, etc.

The subject comprises a recently refurbished ground floor commercial premises with planning permission for a Hot-Food Takeaway.

The property benefits from a spacious open plan shop front with a kitchen/prep area located to the rear of the shop.

Accommodation

The property comprises of the following approximate Net Internal Areas:

Description	Sq Ft	Sq M
Shop Front	254	23.63
Prep/Kitchen Area	136	12.69
Total Area	390	36.32

Lease

Length of lease by negotiation.

Rent

£12,000 per annum.

Rates

NAV: £ £9,650

Rate in £ (2021-2022): 0.543147

Rates Payable: £5,241 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 you contact Land & Property Services to verify these figures (Tel: 0300 200 7801).

VAT

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

Repairs

Tenant to be responsible for interior and exterior repairs to the property.

Insurance

Tenant responsible for repayment of the landlords building insurance premium.

Management Fee

Tenant responsible for payment of agents management fees, which are calculated at 5% plus VAT of the annual rent payable.

Viewing

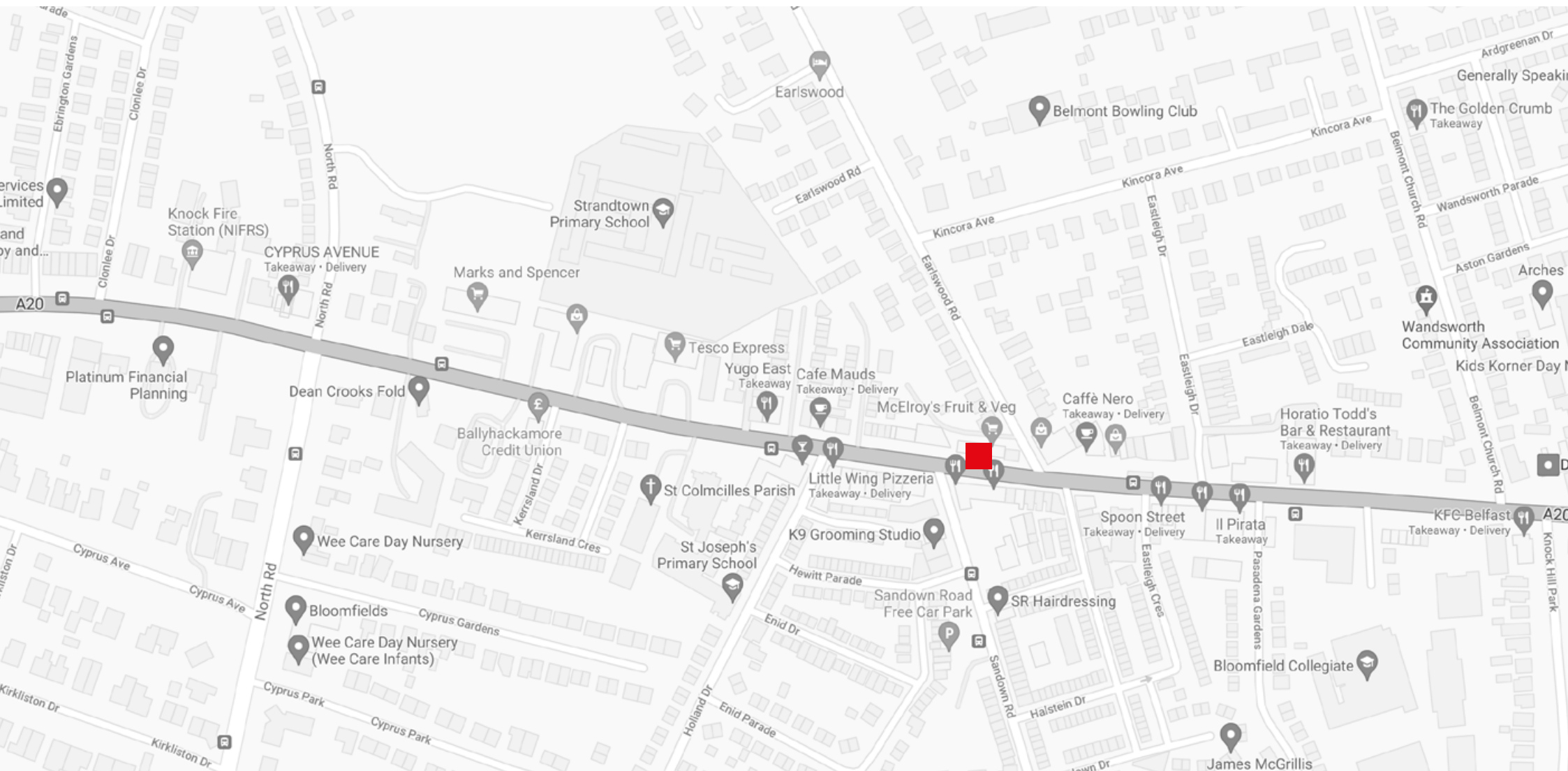
Strictly by appointment with the Sole Letting Agents:

Frazer Kidd

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FRAZER KIDD

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EPC



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