



366 UPPER NEWTOWNARDS ROAD, BELFAST, BT4 3EX



Summary

- Situated in an extremely popular and bustling position in Ballyhackamore.
 - New build ground floor retail premises of c. 366 Sq Ft.
- Suitable for a variety of commercial uses subject to any statutory planning consents
- Surrounding occupiers include Simon Brien, Pizza Express, Caffè Nero & AL Gelato. .

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Location & Description

The subject property occupies a highly prominent position on the Upper Newtownards Road in Ballyhackamore, a vibrant and popular location approximately 3 miles from Belfast City Centre.

Ballyhackamore exhibits a mix of retail, offices, restaurants and high-density residential housing. Nearby occupiers include Simon Brien, Pizza Express, Caffè Nero, AL Gelato and a wide variety of restaurants.

The property comprises a new build ground floor retail premises ready for immediate tenant fit-out. The property is open plan throughout with a kitchen area and toilet facilities situated at the rear of the unit. The property has an aluminium framed shop frontage with an electrical roller shutter door.

Accommodation

The approximate Net Internal Areas are as follows:

Description	Sq M	Sq Ft
Shop Floor	29.49	318
Kitchen	4.86	52
Total Area:	34.35	370

Lease

Length of lease by negotiation.

Rent

Inviting offers in the region of £12,000 per annum.

Service Charge

The tenant will be responsible for payment of a service charge to cover the Landlord's outgoings to include, external repairs, building insurance premium and agent's management fees, calculated at 5% plus VAT of the annual rent payable.

Rates

To be assessed.

VAT

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

Viewing

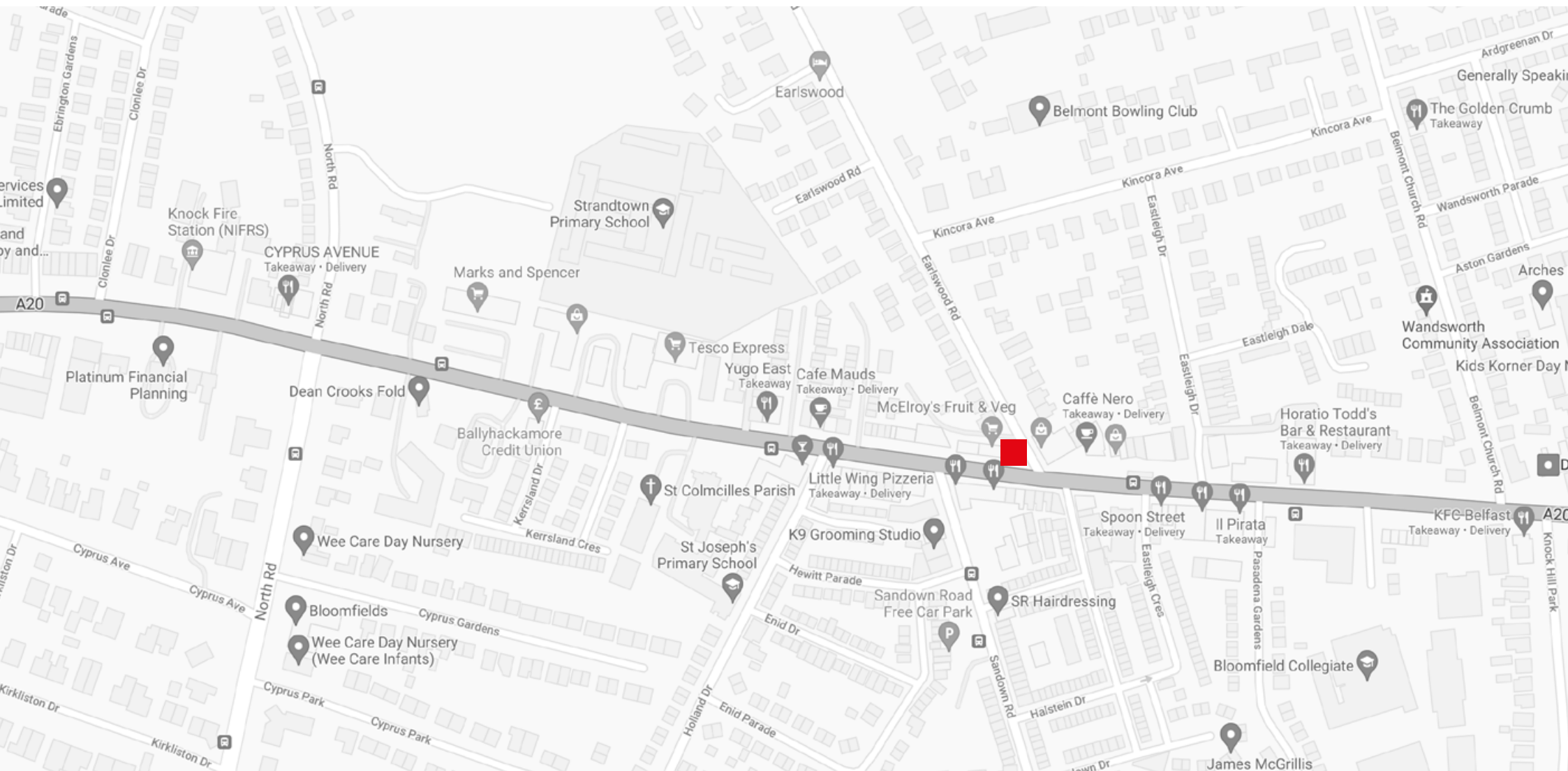
Strictly by appointment with the Sole Letting Agents:

Frazer Kidd

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Energy performance certificate (EPC)

The official document number: 123 456 789 The key: C	Valid until: 1 July 2018 Certificate number: ENR-2018-0001-0001
Property type: A1/A2 Industrial and Professional services	
Total floor area: 30 square metres	

Energy efficiency rating for this property

This property's current energy rating is D.

Properties are also given a score. This figure is known as the gross carbon dioxide (CO₂) equivalent primary energy in kWh/m²/year.

How this property compares to others

Properties similar to this one could have savings:

- If energy audit: **-10%**
- If typical of the existing stock: **-27%**

Properties can also give a score. The target is maximum 100 kWh CO₂/m²/year. This property has a score of 100 kWh CO₂/m²/year.

Properties are given a rating from A+ (most efficient) to G (least efficient).

Disclaimer
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