



## To Let Retail Unit

366 Upper Newtownards Road, Belfast, BT4 3EX



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## Summary

- Commercial premises in an extremely prominent and bustling location in Ballyhackamore
- The premises is finished to a good standard extending to c.366 Sq Ft.
- Suitable for a variety of commercial uses, subject to any statutory planning consents.
- Surrounding occupiers include Al Gelato, Neills Hill & Simon Brien.

## Location

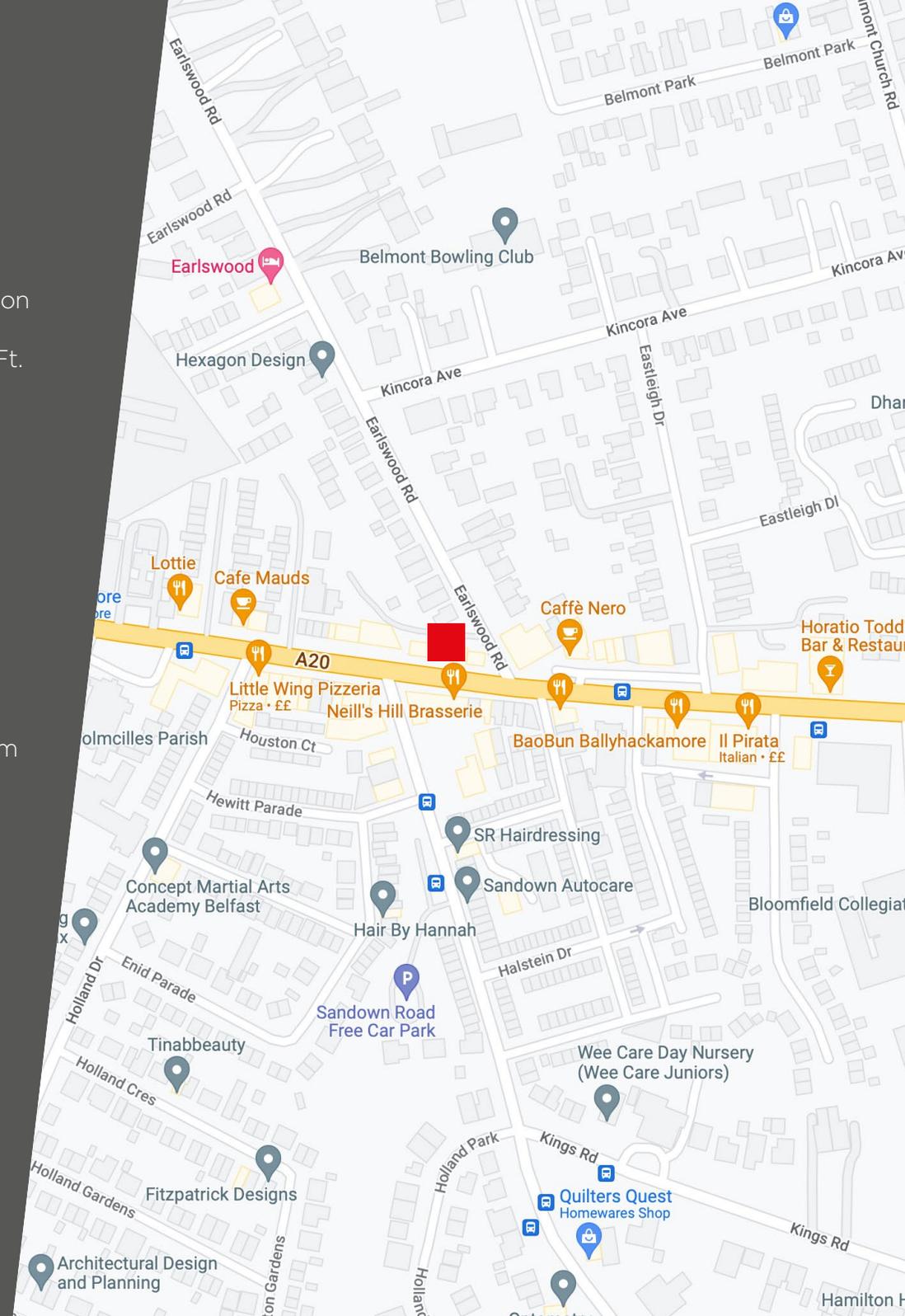
The subject property occupies a highly prominent position on the Upper Newtownards Road in Ballyhackamore, a vibrant and popular location approximately 3 miles from Belfast City Centre.

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

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.

## Description

The property has a highly visible glazed shop frontage with an electric roller shutter door and gas central heating.



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## Accommodation

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

Floor	Sq. M	Sq. Ft
Shop Floor	29.49	318
Kitchen	4.86	52
<b>Total Area:</b>	<b>34.35</b>	<b>370</b>

## Lease

Length of lease by negotiation.

## Rates

NAV: £8,750

Non-Domestic Rate in £ (23/24): 0.572221

Rates Payable: £5,006.93 per annum

Please note, this property should be eligible for a 20% reduction in rates payable due to Small Business Rates Relief. We recommend that you contact Land & Property Services to verify these figures (Tel: 0300 200 7801).

## Lease

Length of lease by negotiation

## Rent

Inviting offers in the region of £13,000 per annum.

## Repair

Tenant responsible for interior repairs and exterior repairs by way of service charge.

## Service Charge

Tenant to be responsible for the payment of a Service Charge in connection with the upkeep, maintenance and decoration of the building of which the subject premises forms part, to include building insurance and agents' management fees, which are calculated at 5% plus VAT of the annual rent.

## VAT

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

## Viewing

Strictly by appointment with the sole letting agents:

**Frazer Kidd**

028 9023 3111

mail@frazerkidd.co.uk





For further information please contact:

**Brian Kidd**  
07885 739063  
bkidd@frazerkidd.co.uk

**Neil Mellon**  
07957 388147  
nmellon@frazerkidd.co.uk

Telfair House, 87/89 Victoria Street, Belfast, BT1 4PB  
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## EPC

