



For Sale/To Let Superb Retail Premises

356-360 Newtownards Road, Belfast, BT4 1HG



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COMMERCIAL

028 90 500 100

SUMMARY

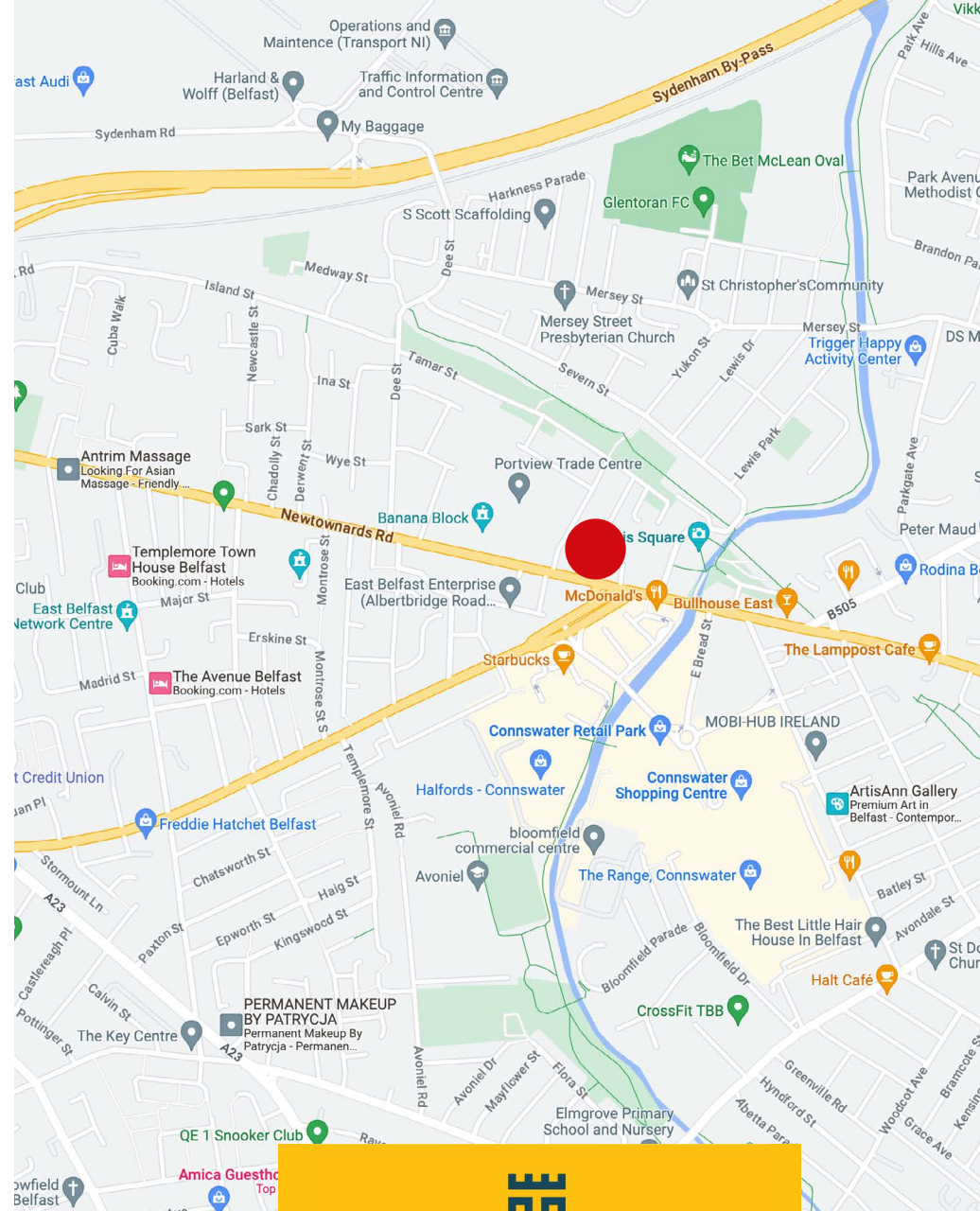
- Fantastic commercial unit on the Newtownards Road in East Belfast
- Opportunity to purchase or rent
- Surrounded by a large catchment of housing

LOCATION

- The subject units occupy a convenient location on the ever-busy Newtownards Road in Belfast. It benefits from a high volume of passing traffic and is one of the main arterial routes linking the City Centre to the East.
- There is on-street parking and public transport available nearby.
- Local occupiers include McDonald's, Boyle Sports, Sunshine Studio, All Washed Up and Warwick's Gold Buying Centre.

DESCRIPTION

- The subject comprises a sizeable ground floor retail unit with stores and upper floor offices / storage.
- There is a large glass frontage finished to include an aluminium shop front with electric roller shutters onto Newtownards Road.
- Great potential to be traded for a variety of different uses, subject to the necessary planning approvals.
- Benefits from vast passing traffic and pedestrian flow.
- Options available to rent as sits or purchase.
- Available immediately.



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ACCOMMODATION

Floor	Description	Sq M	Sq Ft
Ground Floor	Sales Area & Office/Store	202.93	2,184
First Floor	Storage Area, Offices, Kitchen & WC's	189.38	2,038
Total Net Internal Area		392.31	4,222

SALE DETAILS

Offers invited in the region of £225,000, exclusive.

LEASE DETAILS

Rent: £20,000 per annum, exclusive

Term: Negotiable.

Repairs & Insurance: Tenant responsible for all repairs and reimbursement of the building's insurance premium to the landlord.

Security Deposit: The incoming Tenant will be required to place a deposit of 3 months' rent as security in case of default. The Landlord may also ask the Tenant to provide a guarantor.

RATES

We understand that the property has been assessed for rating purposes, as follows:

NAV = £17,700

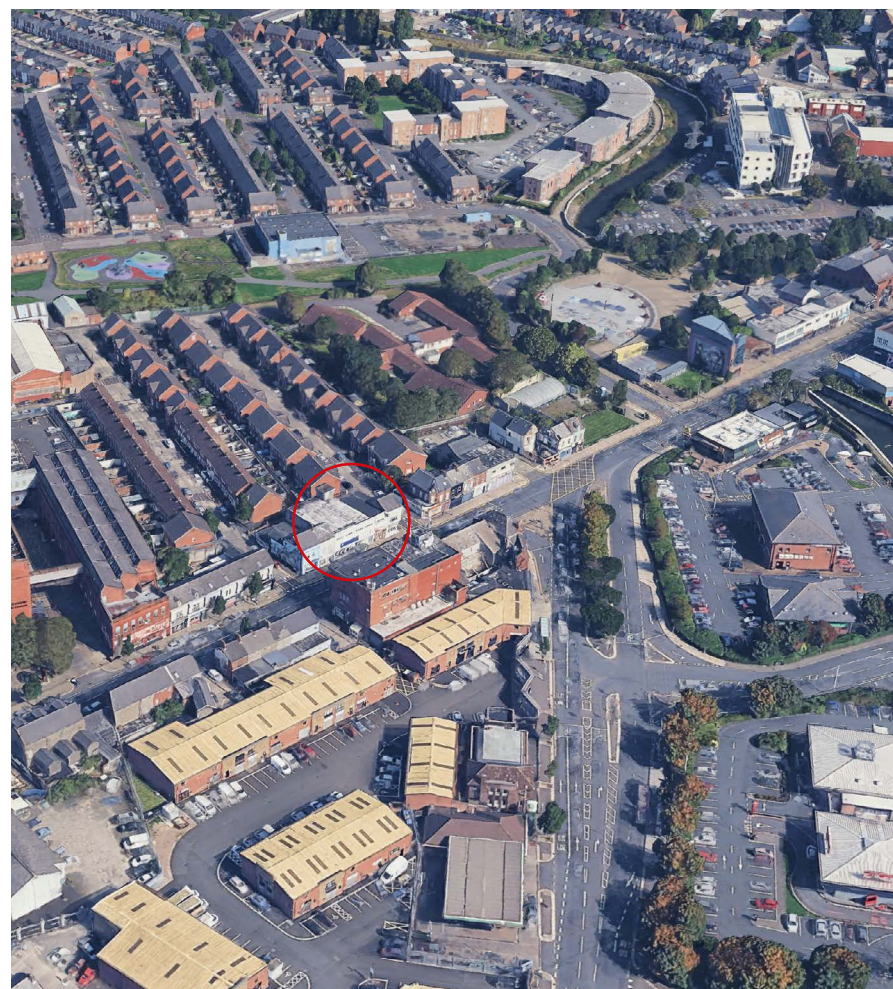
Rate in £ 2025/26 = 0.626592

Estimated Rates Payable 2025/26 = £11,090.68

Note: Interested parties should check their individual rates liability directly with Land & Property Services.

VAT

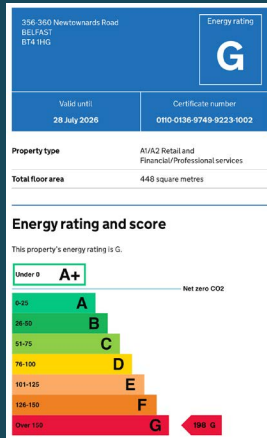
All prices and outgoings are exclusive of but may be liable to Value Added Tax.



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EPC



CONTACT

For further information or to arrange a viewing contact:

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