



To Let (May Sell) Retail & Office Building
251 Upper Newtownards Road, Belfast BT4 3JF


McKIBBIN
COMMERCIAL
028 90 500 100

SUMMARY

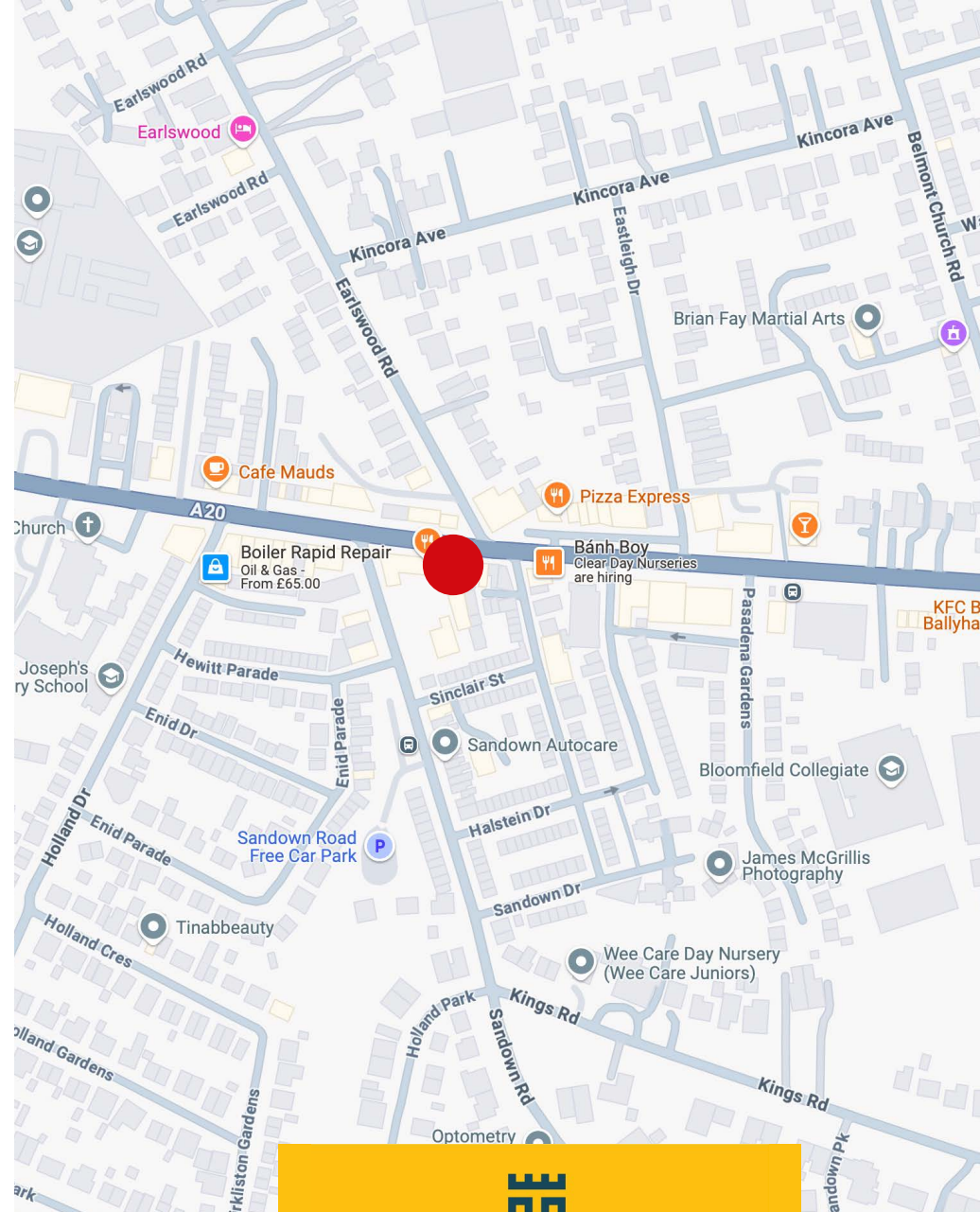
- Fitted retail and office building of c. 142 sq m (1,530sq.ft)
- High profile Location in Ballyhackamore
- Suitable for a variety of uses
- Available 1st October 2025 or earlier by arrangement

LOCATION

- The subject property occupies a highly prominent location on the southern side of the A20 Upper Newtownards Road, in the heart of Ballyhackamore.
- Ballyhackamore is one of Belfast's most popular café and restaurant suburban locations and benefits from a substantial daily traffic flow. There is also a large number of residential properties within walking distance of the subject premises.
- Local occupiers include Caffè Nero, Pizza Express, Il Pirata, Neill's Hill, Winemark, Simon Brien and a number of well-known residential estate agents.

DESCRIPTION

- The subject property is a three storey mid terrace commercial building currently in use as an estate agents with an area of approximately 142sq m (1,530sq ft). The property comprises retail sales with rear office/store and kitchen on the ground floor, together with a range of offices and stores on the upper floors, with further kitchen and WC accommodation.
- The premises is finished to a high specification to include fully glazed shop front with glazed entrance door, while the sales area is finished to include ceramic tiled floors, plastered and painted walls and feature ceilings with LED lighting. The offices on the upper floors are finished to include carpeted floors, plastered and painted walls and ceilings with LED lighting.
- The premises benefits from 2 fitted kitchens, Phoenix Gas central heating and fire alarm system.



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ACCOMMODATION

Floor	Description	Sq M	Sq Ft
Ground floor	Internal Frontage	5.47m	18ft
	Sales	44.03	474
	Office/Store	5.80	62
	Kitchen	5.37	58
	WC		
First Floor	Office 1	29.32	316
	Office 2	13.11	141
	Store	8.65	93
	WC		
Second Floor	Office 3	15.90	171
	Office 4	9.68	104
	Kitchen	10.31	111
	WC		
Total Net Internal Area		142.17	1,530



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RATES INFORMATION

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

Net Annual Value: £15,800

Rate in £ 2025/26: 0.626592

Rates payable 2025/26 = £9,900.15

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

LEASE DETAILS

Term: Negotiable, subject to a minimum of 5 years.

Asking Rent: £22,500 per annum, exclusive.

Rent Reviews: Upwards only every 5 years, if applicable.

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

SALE DETAILS

Price: On Application.

Title: Assumed Freehold or Long Leasehold subject to a nominal ground rent.

VAT




All prices, outgoings and rentals are exclusive of, but will be liable to Value Added Tax.



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EPC

Energy performance certificate (EPC)	
Issued on: 10 May 2017	Valid until: 10 May 2027
Energy rating: D	Certificate number: 0100-0000-0100-0000
Property type: A102 Retail and Financial/Professional services	
Total floor area: 100 square metres	
Energy rating and score	
This property's energy rating is D.	
Properties get a rating from A (best) to G (worst) and a score.	
The better the rating and score, the lower your property's carbon emissions are likely to be.	
	
How this property compares to others	
Properties similar to this one could have ratings:	
If newly built: 	
If typical of the building stock: 	

CONTACT

For further information or to arrange a viewing contact:

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McKibbin Commercial Property Consultants

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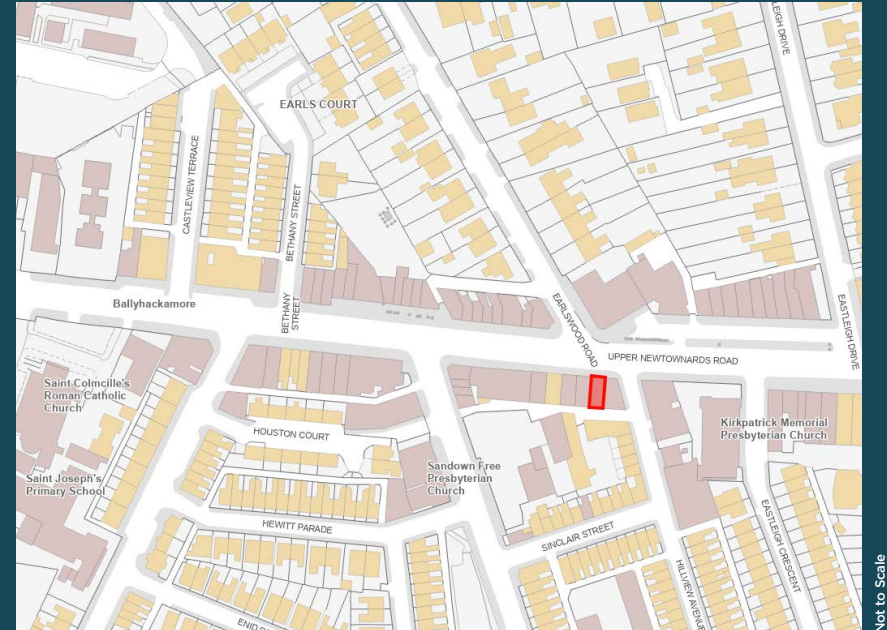
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Customer Due Diligence - As a business carrying out estate agency work we are required to verify the identity of both the vendor and the purchaser as outlined in the following: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <http://www.legislation.gov.uk/uksi/2017/692/> made any information and documentation provided by you will be held for a period of five years from when you cease to have a contractual relationship with McKIBBIN COMMERCIAL PROPERTY CONSULTANTS. The information will be held in accordance with General Data Protection Regulation (GDPR) on our client file and will not be passed on to any other party, unless we are required to do so by law and regulation.



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