

McKIBBIN

COMMERCIAL PROPERTY CONSULTANTS

02890 500 100



FOR SALE

MID TERRACE COMMERCIAL BUILDING

276 NEWTOWNARDS ROAD
BELFAST
BT4 1HE

GROUND FLOOR AREA
c. 135.76 M² (1,461 FT²)

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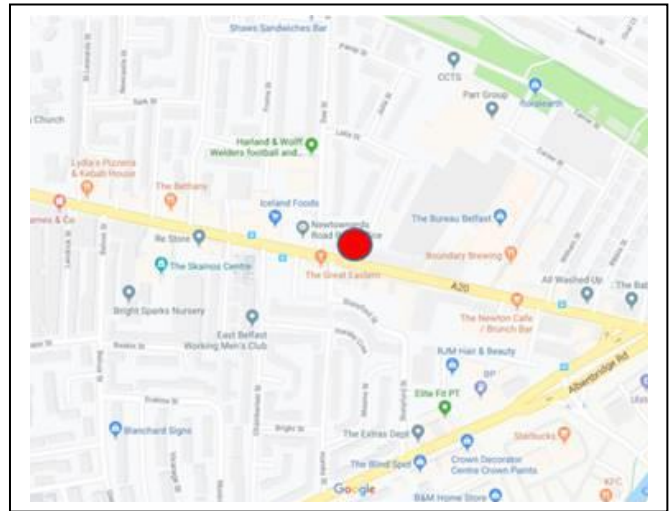
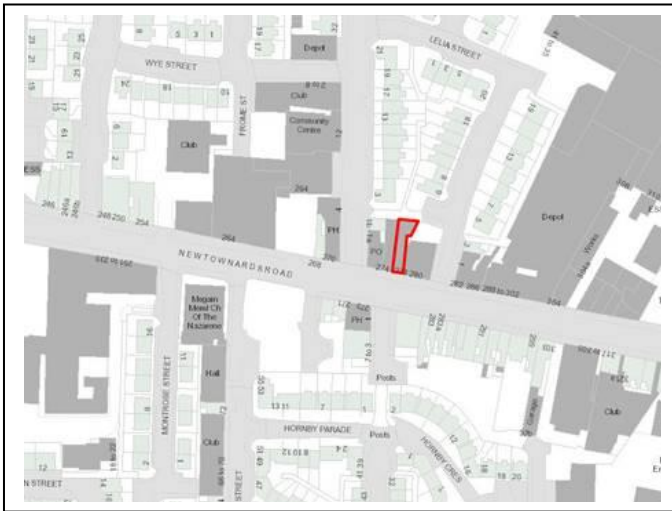
DESCRIPTION

- The subject comprises a mid-terrace commercial building with ground floor retail unit together with upper floors (currently not in use).
- The property provides a sizeable sales area with rear store with finishes including aluminium frame shop front and roller shutters, carpeted floors, plastered and painted walls, suspended ceilings with fluorescent lighting together with rear service access.
- The property occupies a prominent location on the northern side of the Newtownards Road in close proximity to its junction with Dee Street on one of Belfast's busiest arterial routes. Other occupiers in the vicinity include Newtownards Road Post Office, Iceland, William Hill and East Belfast Partnership.

McKIBBIN COMMERCIAL PROPERTY CONSULTANTS for themselves and the vendors or lessors of this property whose agents they are given notice that: 1) The particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract; 2) No person in the employment of McKIBBIN COMMERCIAL PROPERTY CONSULTANTS has any authority to make or give any representation or warranty whatsoever in relation to this property.

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SALE DETAILS

TITLE

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

PRICE

Offers in the region of £65,000.

ACCOMMODATION

Ground Floor	Area
Sales	– c. 108.50m ² (1,168ft ²)
Store	– c. 27.26m ² (293ft ²)
WC	
First & Second Floors	Not Accessible
NET INTERNAL AREA	– c. 135.76m ² (1,461ft ²)

RATES INFORMATION

NAV £6,550
Rate in £ 2021/22 = 0.543147

Note: As a result of rate relief measures recently introduced by the NI Executive, no rates will be payable on this unit up until 31st March 2022.

VAT

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

EPC

