

TO LET

McKIBBIN

COMMERCIAL PROPERTY CONSULTANTS

02890 500 100



HOT FOOD UNIT

239/241
UPPER NEWTOWNARDS ROAD
BELFAST
BT4 3JF

c. 59 M² (637 FT²)

CONTACT:

Brian Wilkinson
E: bw@mckibbin.co.uk

Scott Lawther
E: sl@mckibbin.co.uk

McKIBBIN COMMERCIAL
PROPERTY CONSULTANTS
CHARTERED SURVEYORS

Callender House,
58-60 Upper Arthur Street,
Belfast BT1 4GJ

T: 02890 500100
E: property@mckibbin.co.uk

mckibbin.co.uk



DESCRIPTION

- The subject is a hot food unit, previously in use as a Chinese takeaway, and would be suitable for a variety of takeaway uses.

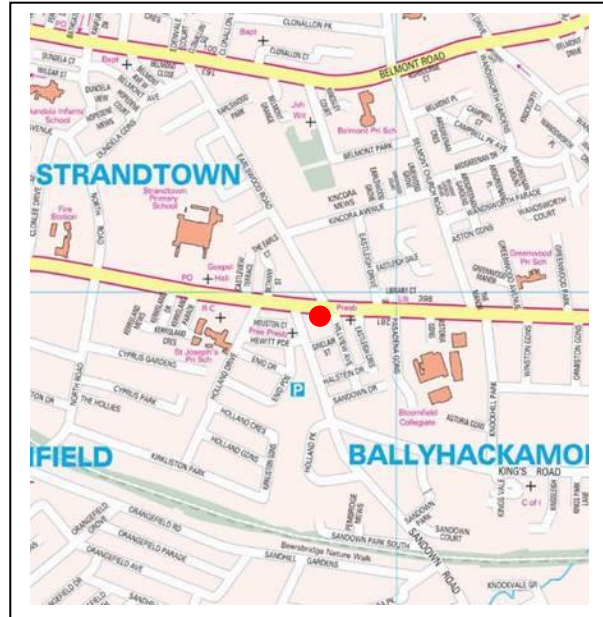
LOCATION

- The subject premises occupies a high profile location on the Upper Newtownards Road in the heart of Ballyhackamore.
- Ballyhackamore is one of Belfast's most popular café and restaurant locations and benefits from a substantial daily traffic flow. There are also a large number of residential properties within walking distance of the subject premises.
- Local occupiers include Caffè Nero, Pizza Express, Il Parata, Neill's Hill, Barclays, Winemark, Simon Brien Estate Agents and Templeton Robinson Estate Agents.

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TO LET

GROUND FLOOR
239-241 UPPER NEWTOWNARDS ROAD, BELFAST



LEASE DETAILS

Term:
10 years.

Rent:
£18,000 per annum, exclusive.

Rent Reviews:
Upwards only every 5 years.

Repairs & Insurance:
Tenant responsible for internal repairs and reimbursement of a proportionate part of the buildings insurance premium.

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.

ACCOMMODATION

Ground Floor	Area
Internal Frontage	– c. 4.85 m (16 ft)
Servery/Preparation/Kitchen	– c.59.19 m ² (637 ft ²)
WC	
Total Net Internal Area	– c.59.19 m² (637 ft²)

RATES INFORMATION

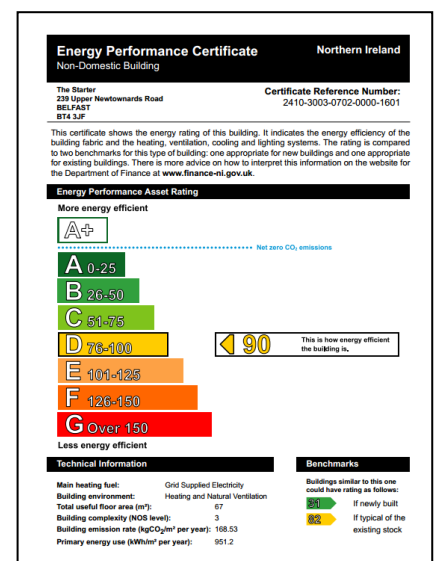
NAV £12,700
Rate in £ 2020/21 = 0.538166

Note: As a result of rates relief measures recently introduced, no rates will be payable on this unit up until 31st March 2021.

VAT

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

EPC



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