

# McKIBBIN

COMMERCIAL PROPERTY CONSULTANTS



## FOR SALE/TO LET

## 02890 500 100

### MID TERRACE COMMERCIAL BUILDING

285 NEWTOWNARDS ROAD  
BELFAST  
BT4 1AG

c. 102.77 M<sup>2</sup> (1,106 FT<sup>2</sup>)



### CONTACT:

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### DESCRIPTION

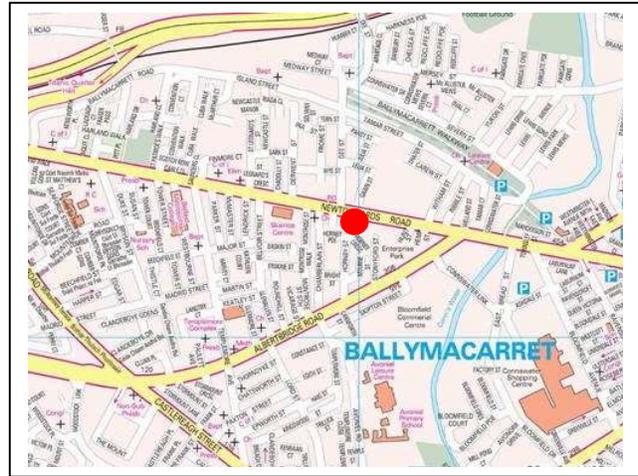
- The subject comprises a mid-terrace commercial building with ground floor retail unit together with upper floor office accommodation.
- The property provides sales area with rear store with finishes including aluminium frame shop front and roller shutters, non-slip floor, plastered and painted walls, suspended ceilings with fluorescent lighting, together with rear service access.
- The property occupies a prominent location on the southern 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.

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# MID TERRACE COMMERCIAL BUILDING 285 Newtownards Road, Belfast



## LEASE DETAILS

**Term:**  
Negotiable, subject to a minimum of 3 years.

**Rent:**  
£8,000 per annum, exclusive.

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

## SALE DETAILS

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

## PRICE

Offers in the region of £95,000, exclusive.

## RATES INFORMATION

NAV £4,200  
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 31<sup>st</sup> March 2022.

## ACCOMMODATION

| Ground Floor      | Area  |
|-------------------|---|
| Sales Area        | c. 31.41 m <sup>2</sup> ( 338 ft <sup>2</sup> )   |
| Store             | c. TBC  |
| First Floor       |   |
| Office            | c. 21.02 m <sup>2</sup> ( 226 ft <sup>2</sup> )   |
| Kitchen           | c. 7.52 m <sup>2</sup> ( 81 ft <sup>2</sup> )     |
| WC                |   |
| Second Floor      |   |
| Office 2          | c. 26.95 m <sup>2</sup> ( 290 ft <sup>2</sup> )   |
| Office 3          | c. 11.79 m <sup>2</sup> ( 127 ft <sup>2</sup> )   |
| Office 4          | c. 4.08 m <sup>2</sup> ( 44 ft <sup>2</sup> )     |
| NET INTERNAL AREA | c. 102.77 m <sup>2</sup> (1,106 ft <sup>2</sup> ) |

## VAT

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

## EPC

