

McKIBBIN

COMMERCIAL PROPERTY CONSULTANTS



FOR SALE/TO LET 02890 500 100

MID TERRACE COMMERCIAL BUILDING

285 NEWTOWNARDS ROAD
BELFAST
BT4 1AG

c. 102.77 M² (1,106 FT²)

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**McKIBBIN COMMERCIAL
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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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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 31st March 2022.

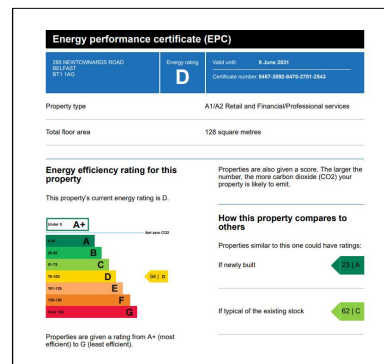
ACCOMMODATION

Ground Floor	Area
Sales Area	c. 31.41 m ² (338 ft ²)
Store	c. TBC
First Floor	
Office	c. 21.02 m ² (226 ft ²)
Kitchen	c. 7.52 m ² (81 ft ²)
WC	
Second Floor	
Office 2	c. 26.95 m ² (290 ft ²)
Office 3	c. 11.79 m ² (127 ft ²)
Office 4	c. 4.08 m ² (44 ft ²)
NET INTERNAL AREA	c. 102.77 m² (1,106 ft²)

VAT

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

EPC



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