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8



For Sale
Fitout of Premises and Leasehold Interest

Unit 8, Hanwood Business Park,
Old Dundonald Road, Belfast BT16 1DE



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SUMMARY

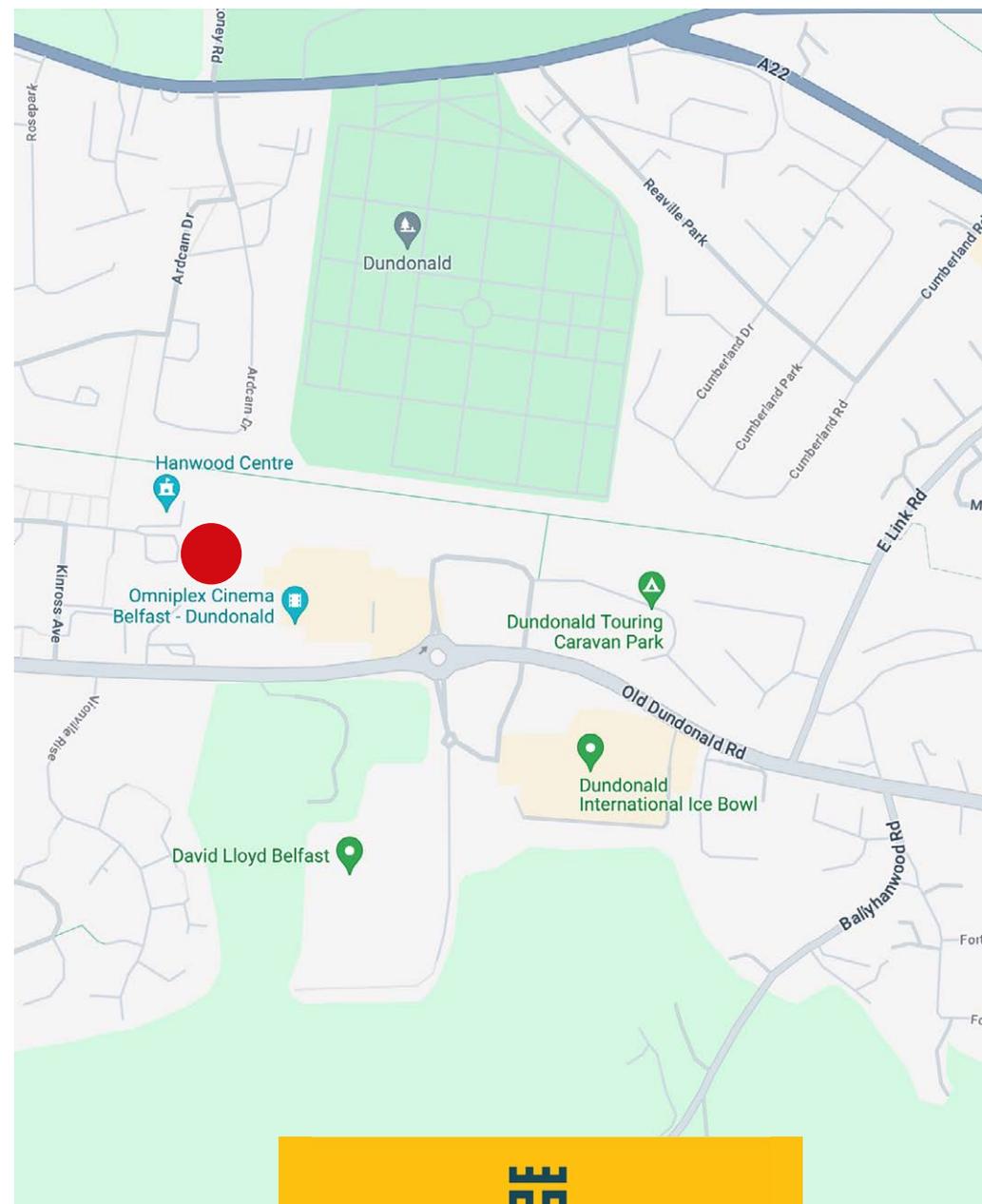
- Fantastic trade counter / industrial unit with modern fitout
- Located just off the Old Dundonald Road
- Fixtures and fittings for sale and opportunity for new lease agreement

LOCATION

- Hanwood Business Centre is located just off the Old Dundonald Road between the A55 Outer Ring and International Ice Bowl.
- The Centre benefits from generous parking facilities and close proximity to public transport.
- Nearby occupiers include Wedding Essentials NI, Nicdar Tiles Bathrooms & Wood Floors, The White Cottage Company, Cream Café Bistro and Spar filling station.

DESCRIPTION

- The subject is a trade counter unit accessed via automatic electric door and roller shutter. Internally it comprises of a counter/sales area with dispatch room on the ground floor, with stairs leading to an office, kitchen and store in the mezzanine.
- The frontage is finished to include a glass entrance and electric roller shutter. Internally it was fully refurbished in 2018 to install a mezzanine floor, air conditioned cooling/heating, an intruder alarm and CCTV. LED lighting is in place throughout.
- Benefitting from over 50mps Broadband, the unit is well connected for modern EPOS systems and office requirements.
- Hanwood Business Park is owned by a non-for-profit charitable trust who look to support local businesses.
- The leasehold interest will only be transferred with the existing fitout.
- Available immediately.



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ACCOMMODATION

Floor	Description	Sq M	Sq Ft
Ground Floor	Counter/Sales Area	70.14	755
	Dispatch Area	8.98	97
Mezzanine	Office	10.03	108
	Kitchen	5.16	56
	Store	7.77	84
Total		102.08	1,100

LEASE DETAILS

Term:	Negotiable
Rent:	£5,706 + VAT per annum (includes water rates, ground rent, buildings insurance and service charge)
Equipment:	£20,000 exclusive
Security Deposit:	The incoming Tenant may be required to place a deposit as security in case of default. The Landlord may also ask the Tenant to provide a guarantor.

RATES

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

NAV = £5,700

Rate in £ 2024/25 = 0.599362

Rates payable 24/25 = £2,733.09

(inc 20% Small Business Rates Relief)

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

VAT

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



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EPC

Awaiting EPC

CONTACT

For further information or to arrange a viewing contact:

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