



**McCONNELL**  
CHARTERED SURVEYORS & PROPERTY CONSULTANTS

**028 90 205 900**

[www.mcconnellproperty.com](http://www.mcconnellproperty.com)

RETAIL



## **For Sale / To Let**

**EXCELLENT RETAIL / FINANCIAL SERVICES  
BUILDING**

**c. 1,340 sq.ft (125 sq m)**

**423-425 Newtownards Road  
Belfast  
BT4 1AT**



- **Excellent Retail / Financial Services Building formerly occupied by Santander**
- **Accommodation extends to c. 1,340 ft<sup>2</sup> (125 m<sup>2</sup>)**
- **Prominent location on busy arterial route into Belfast City Centre**
- **May be suitable for other uses - subject to planning**



The Independent  
Commercial Property  
Consultants Network

MONTGOMERY HOUSE,  
29-31 MONTGOMERY STREET, BELFAST BT1 4NX

T: 028 90 205 900  
E: [info@mcconnellproperty.com](mailto:info@mcconnellproperty.com)



## LOCATION

The subject property is located in a highly visible location on the Newtownards Road, at the junction with the Upper Newtownards Road and the Hollywood Road.

The property is situated within close proximity to Connswater Shopping Centre and Ballyhackamore.

There are excellent public transport links and a number of public car parks located in the immediate vicinity.

## DESCRIPTION

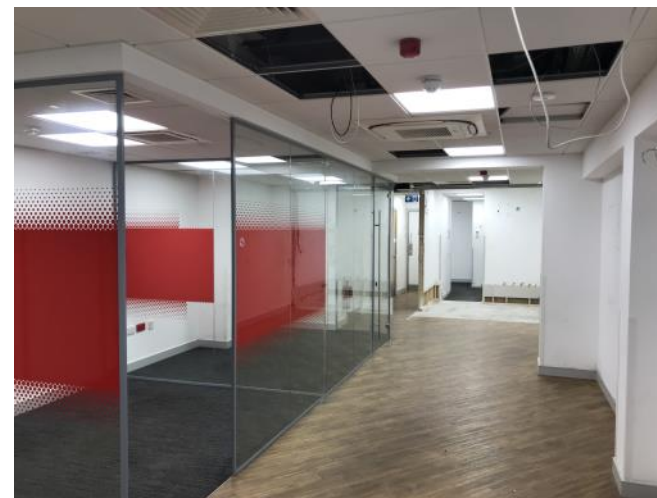
Prominent three storey building presently comprising ground floor retail / financial services unit, first floor offices with kitchen and W.C facilities located on the second floor.

The property is finished to a high standard to include air conditioning, plastered / painted walls, suspended ceilings with recessed LED lighting and part wooden / part carpet floor covering.

Kitchen and W.C Facilities are also contained within.

## ACCOMMODATION

	<u>SQ FT</u>	<u>SQ M</u>
<b>Ground Floor</b>		
Retail / Financial Services	847	79
<b>First Floor</b>		
Offices	310	29
<b>Second Floor</b>		
Kitchen	183	17
Plus WCs	—	—
<b>TOTAL</b>	<b>1,340</b>	<b>125</b>





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## TITLE

Assumed Freehold or Long Leasehold.

## ASKING PRICE

Offers in the region of £129,950 excl.

## STAMP DUTY

Will be the responsibility of the purchaser.

## LEASE DETAILS

Rent: £10,000 p.a excl.

Repairs: Full Repairing and insuring terms.

Insurance: Incoming tenant will be responsible for reimbursing the landlord the cost of the building insurance.

Term: By negotiation

## VAT

All prices and outgoings are exclusive of, but may be liable to, VAT.

## RATES

We are advised by Land & Property Services that the Net Annual Value of the property is £7,900.

The rate in the £ for (2020/21) is 0.538166 (Belfast).

Rates payable 2020/21 approx £4,252

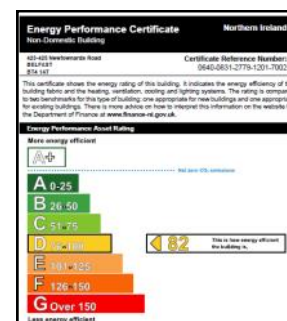
We understand that the property will also benefit from Small Business Rates Relief of 20%

Interested parties are advised to make their own enquiries in relation to rates.

## EPC

The property has an energy rating of D82.

A full report can be made available on request.



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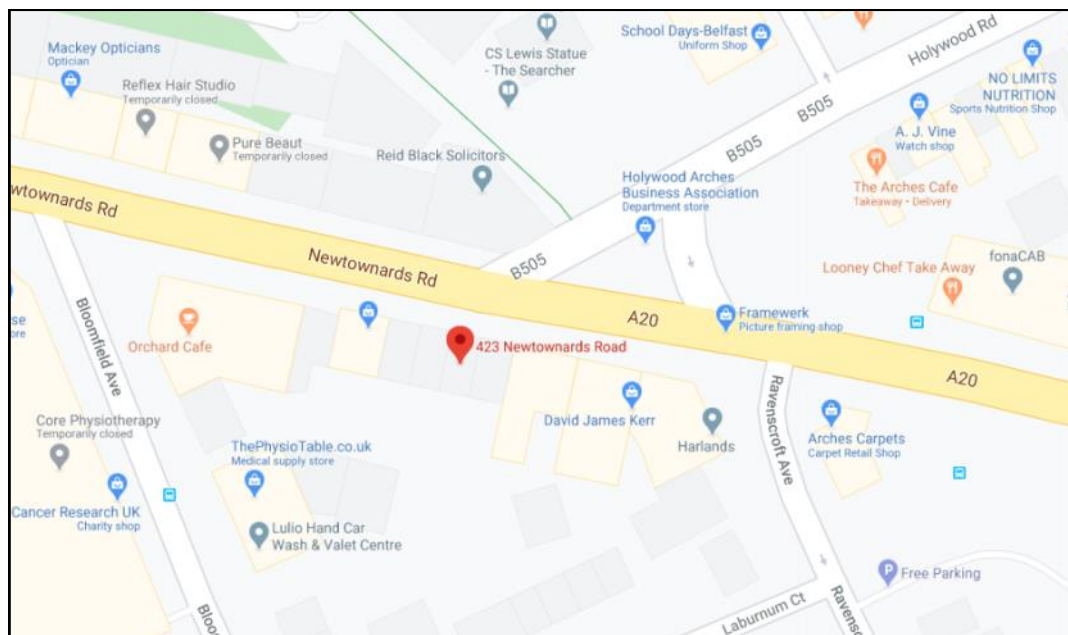
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## LOCATION MAP



## VIEWING ARRANGEMENTS

Viewing is strictly by appointment through the agents  
McConnell Chartered Surveyors:

Contact: Philip Culbert or Rory Clark

Tel: 02890 205900

Email: [philip.culbert@mcconnellproperty.com](mailto:philip.culbert@mcconnellproperty.com)

[rory.clark@mcconnellproperty.com](mailto:rory.clark@mcconnellproperty.com)

Web: [www.mcconnellproperty.com](http://www.mcconnellproperty.com)

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