



**McCONNELL**  
CHARTERED SURVEYORS & PROPERTY CONSULTANTS

**028 90 205 900**

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

RETAIL



Boundary for identification purposes only

## TO LET

**Ground Floor Retail Unit  
620 sq ft (57.6 sq m)**

**243 Upper Newtownards Road  
Belfast  
BT4 3JF**



- Highly prominent retail premises in the heart of Ballyhackamore.
- Numerous national retailers including Marks & Spencer, Pizza Express and Café Nero, all within close proximity.



The Independent  
Commercial Property  
Consultants Network

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

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## LOCATION

The premises occupy a prominent location in the heart of Ballyhackamore Village, approximately 3 miles from Belfast City Centre. Notable businesses within the vicinity include Café Nero, Pizza Express and Marks & Spencer. There is also a diverse range of local traders and retailers including Simon Brien, Knock Travel and Neill's Hill.

## DESCRIPTION

Open plan retail accommodation with a newly installed powder coated aluminium shopfront.

## ACCOMMODATION

We estimate the property to have the following areas:

	Sq.m	Sq. ft
Retail	57.6	620

## LEASE DETAILS

Term: A new full repairing and insuring lease for a term by arrangement.

Rent: £15,950 per annum.

Management Charge: Landlords Agent management fees based upon 6% of the annual rent plus VAT.

## VAT

The property is currently not subject to VAT.

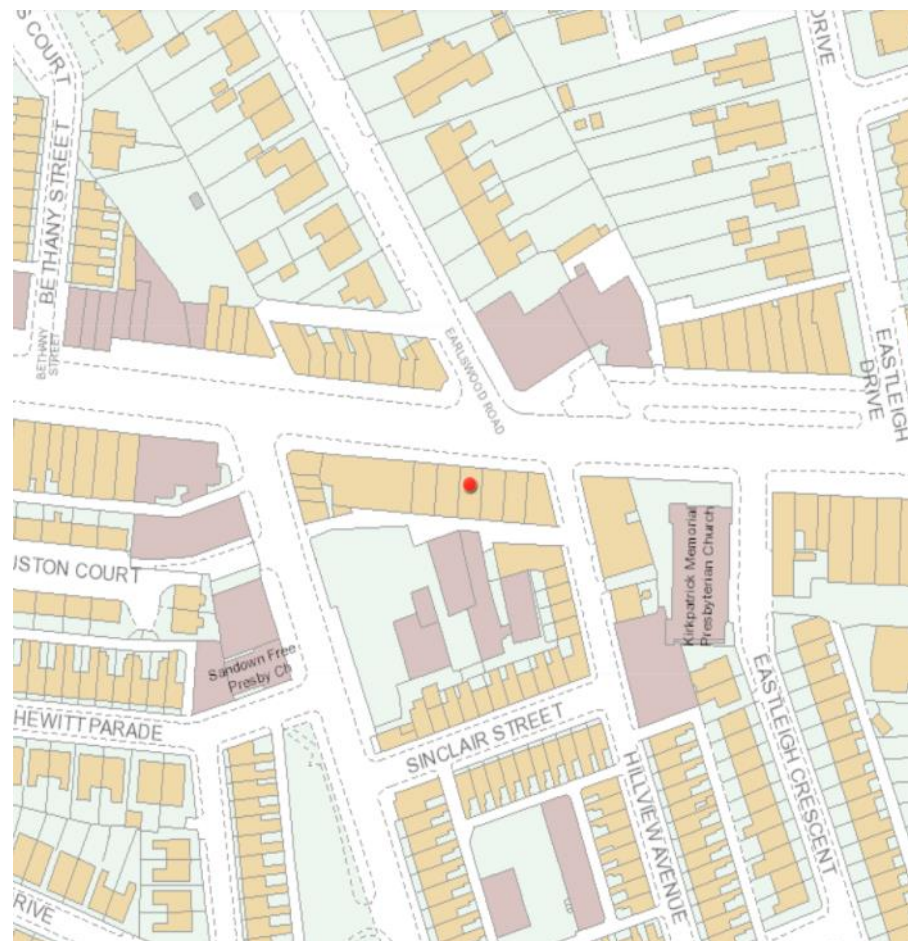
## NAV

We are advised by Land & Property Services of the following:

Net Annual Value: £12,100

**Rate in the £:** 0.515818

It should be noted that the Small Business Rate Relief Scheme in Northern Ireland provides small businesses with reduced rate liabilities



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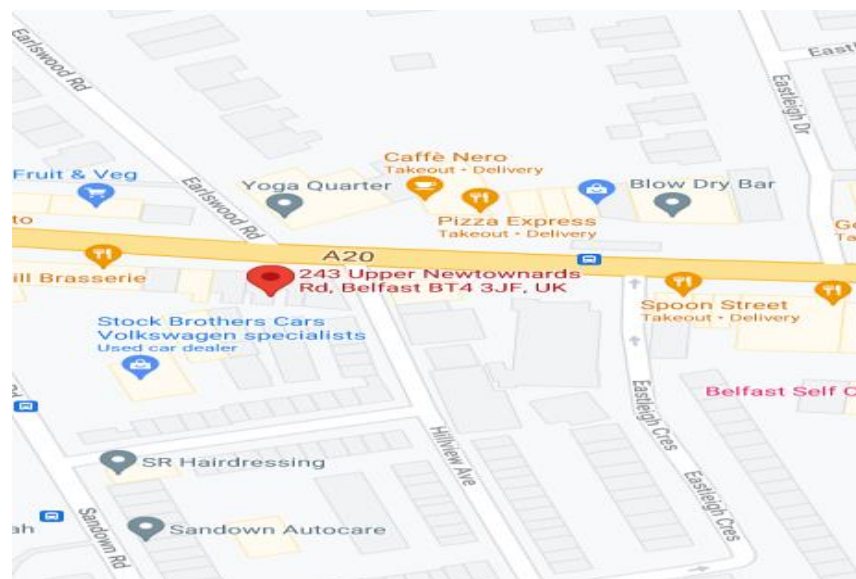


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#### LOCATION MAP



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#### VIEWING

##### **Strictly by appointment through McConnell Chartered Surveyors**

Contact: Frazer Hood or Hugo Wylie

Tel: 02890267813

Email: [frazer.hood@mcconnellproperty.com](mailto:frazer.hood@mcconnellproperty.com)

[hugo.wylie@mcconnellproperty.com](mailto:hugo.wylie@mcconnellproperty.com)

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#### **Customer Due Diligence**

As a business carrying out estate agency work we are required to verify the identity of both the vendor and the purchaser as outlined in the following:

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 -

<http://www.legislation.gov.uk/ukxi/2017/692/made>

Any information and documentation provided by you will be held for a period of five years from when you cease to have a contractual relationship with McConnell Chartered Surveyors. The information will be held in accordance with General Data Protection Regulation (GDPR) on our client file and will not be passed on to any other party, unless we are required to do so by law and regulation.

McConnell Chartered Surveyors for themselves and for the vendors/landlords of this property whose Agents they are, give notice that:- (i) The particulars are set out as a general outline for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract. (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchaser or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No person in the employment of McConnell Chartered Surveyors has any authority to make or give representation or warranty in relation to this property.