



SHOP FRONT SHOWN FOR ILLUSTRATION PURPOSES ONLY



OKT
O'CONNOR KENNEDY TURTLE

TO LET

Prominent retail/showroom/office unit of c. 57 sq m (613 sq ft) with customer/client car parking

**Unit 2, 285-292 Upper Newtownards Road
Ballyhackamore BT4 3EU**



LOCATION & DESCRIPTION

The subject unit enjoys an extremely prominent position beside Tesco Express on the Upper Newtownards Road in Ballyhackamore, a vibrant and increasingly popular 'village' location c. 3 miles east of Belfast City Centre.

Being one of the main eastern arterial routes into the city, Ballyhackamore benefits from high volumes of vehicular traffic and its high density affluent suburban residential catchment.

The area has attracted a wide range of renowned local and national retailers, leisure and restaurant operators to include Tesco Express, M&S Simply Food, Pizza Express, Spar, Café Nero, Clements and most recently Café Mauds and Camile.

The unit, available in December 2017 following the refurbishment of the adjoining Tesco Express, will benefit from the common use of 24 car park spaces (1 disabled) which will exclusively serves this unit and Tesco Express.

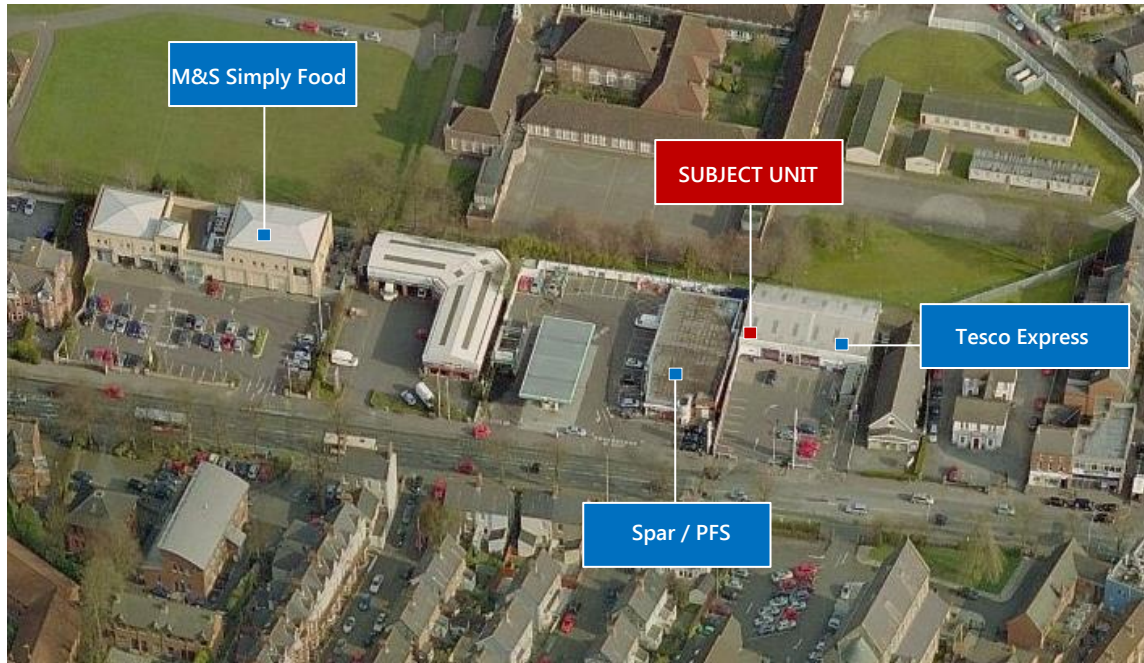
The unit will be finished to a shell specification with electricity supply and access to mains water and sewers – the landlord would prefer to offer a rent free period in lieu of the tenant installing a shop front however they can install same if required.

ACCOMMODATION

The unit will extend to c. 57 sq m (613 sq ft) with a c. 5.5 m (18ft) frontage.

LEASE DETAILS

TERM/RENT REVIEWS:	Minimum 5 year lease subject to periodic upwards only rent reviews.
RENTAL:	£18,500 per annum exclusive.
REPAIRS / INSURANCE:	Effective full repairing and insuring lease
SERVICE CHARGE:	Payable in respect of external maintenance and repair of communal area



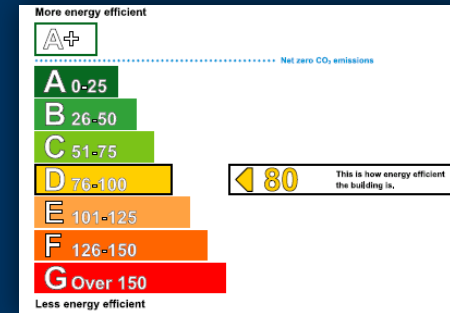
N.A.V.

To be re-assessed. NAV estimated at £8,250.

VAT

All prices, outgoings etc are exclusive of, but may be subject to VAT.

EPC



VIEWING / FURTHER DETAILS

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