



To Let

Refurbished Retail Unit Immediately Available
**987 Upper Newtownards Road,
Dundonald BT16 1RN**

**Riddell
McKibbin**

Refurbished Retail Unit Immediately Available

987 Upper Newtownards Road, Dundonald BT16 1RN

**Riddell
McKibbin**

PROPERTY SUMMARY

- Refurbished Retail Units
- 385 Sq Ft Net Internal Area
- Prominent Pitch
- Immediately Available

LOCATION

The unit is located in the heart of Dundonald village, adjacent to the vehicular exit from Asda and close to the junction of Upper Newtownards Road, Church Road and Ballyregan Road. The Ulster Hospital is located approximately 400 metres west with other prominent occupiers including McDonalds, Asda and a Spar branded PFS.

DESCRIPTION

The unit has been extensively refurbished to include new shop front, kitchenette and WC. Heating is via gas fired system and the unit has been re-wired. The unit is capable of immediate occupation to occupiers' own specification.

EPC

Number 987 - E102

ACCOMMODATION

The net internal areas of the subject units are:

Number 987	35.8 sq m	385 sq ft
------------	-----------	-----------

LEASE DETAILS

Rent: £5,750 per annum exclusive
Term: Flexible
Repairs: Effective FRI.

VAT

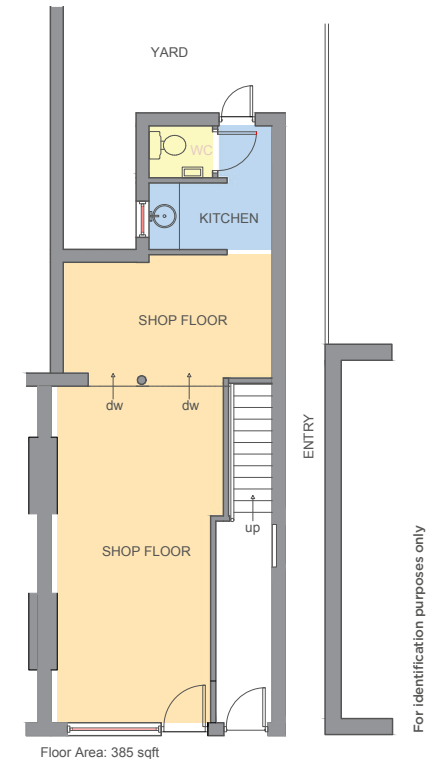
All prices, outgoing etc are exclusive of VAT, but may be subject to VAT.

RATES

We have been advised by Land and Property Services of the following Net Annual Values: £3,550

Rate in the Pound 2020/2021: 0.5382

The properties should benefit from the Small Business Rates Relief Scheme, which would provide an occupier with a 20% reduction in rates payable. However, we recommend that you verify this with Land & Property Services.



FURTHER INFORMATION

For more information or to arrange a viewing please contact:

Riddell McKibbin

Mark Riddell
07920 186523
mark@riddellmckibbin.com

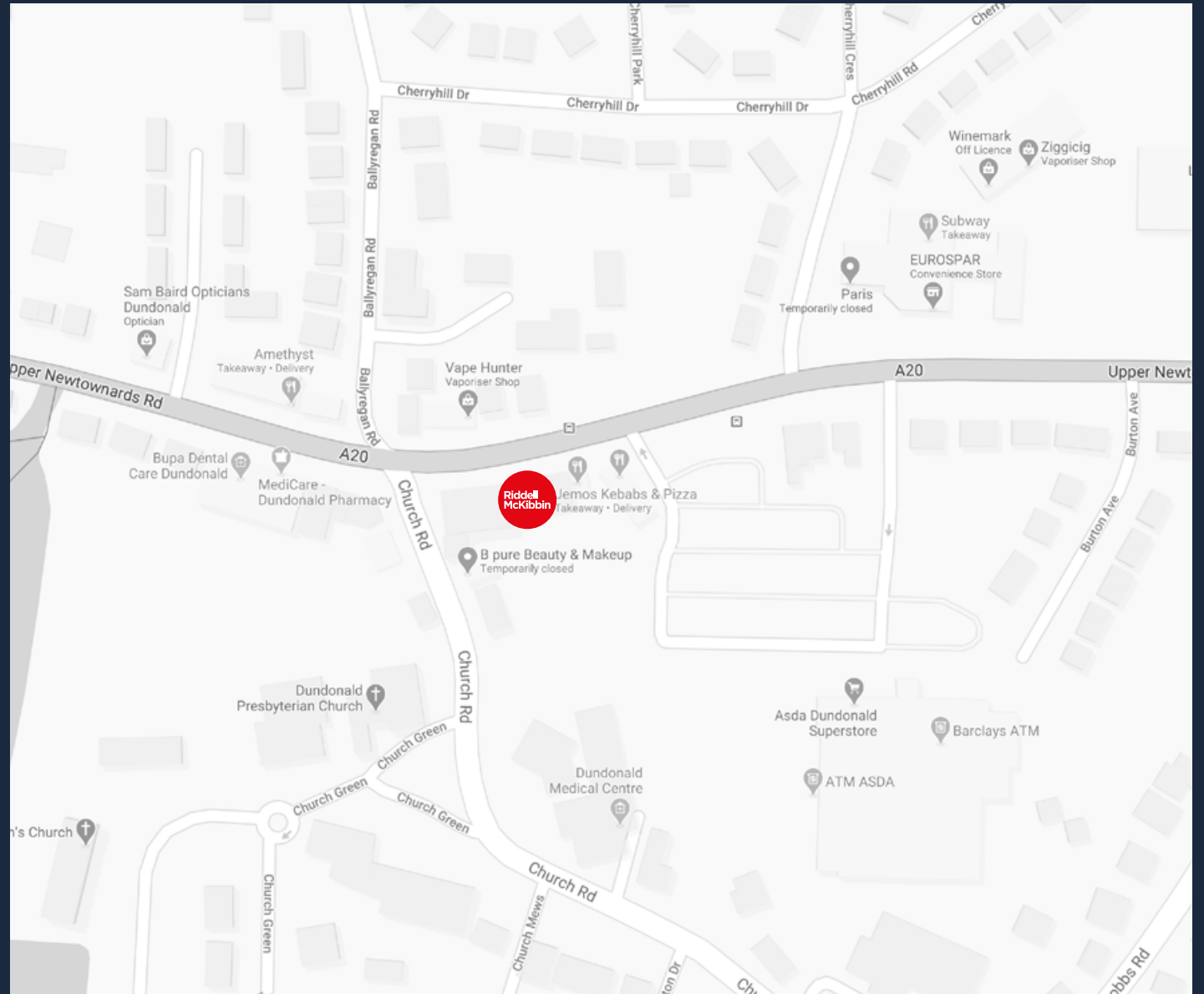
Martin McKibbin
07715 269699
martin@riddellmckibbin.com

3rd Floor
7-11 Linenhall Street
Belfast
BT2 8AA

028 9531 3122

www.riddellmckibbin.com

Ref: RM0061



Riddell McKibbin Limited for themselves and for the Vendors or Lessors of the property whose agents they are give notice that: i) these particulars are given without responsibility of Riddell McKibbin Limited or the Vendors or Lessors as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; ii) Riddell McKibbin Limited cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and any prospective purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; iii) no employee of Riddell McKibbin Limited has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the property; iv) VAT may be payable on the purchase price and/or rent, all figures are quoted exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; v) Riddell McKibbin Limited will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.