



To Let Retail Premises

404-408 Newtownards Road, Belfast, BT4 1HH


**FRAZER
KIDD**

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Summary

- Prominent commercial premises fronting onto Newtownards Road, Belfast.
- Spacious retail shop and first floor office with roller shutter access.
- The premises is finished to a good standard extending to c. 2694 Sq Ft.
- Suitable for a variety of commercial uses, subject to any statutory planning consents.

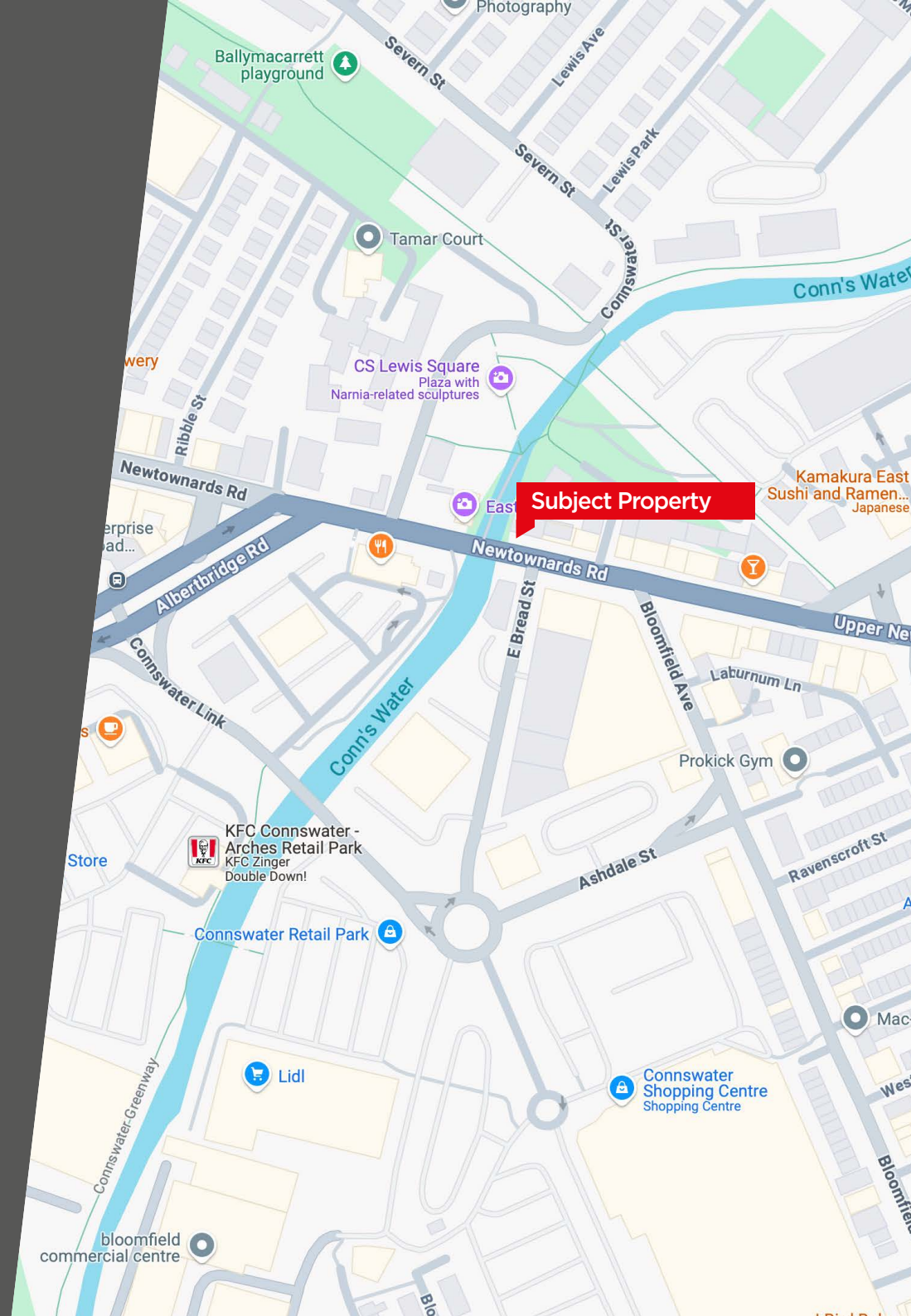
Location

The subject property occupies a prominent and convenient location on the busy Newtownards Road in East Belfast. The Newtownards Road benefits from a high volume of passing traffic and is one of the main arterial routes linking the City Centre to East Belfast.

Description

The property comprises of an open retail/sales space with a dispensary area and consultation room on the ground floor with an open plan office space and kitchenette on the first floor.

This end terrace property has a highly visible shop frontage with laminate and carpet flooring throughout, suspended ceilings and fluorescent strip lighting.



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Accommodation

We calculate the approximate Net Internal Areas to be as follows:

Description	Sq. M	Sq. Ft
Sales Area	146.77	1,580
Consultation Room	4.83	52
First Floor Office	98.65	1,062
W/Cs		
Total Approximate Net Internal Area	250.25	2,694

Rates

NAV: £16,700

Non-Domestic Rate in £ (24/25): 0.599362

Rates Payable: £10,009.35 per annum

Please note, this property should be eligible for a 20% reduction in rates payable due to Small Business Rates Relief. We recommend that you contact Land & Property Services to verify these figures (Tel: 0300 200 7801).

Lease

Length of lease by negotiation.

Rent

Inviting offers in the region of £27,500 per annum.

Repair

Tenant will be responsible for interior and exterior repairs.

Insurance

The tenant will be responsible for repayment of the landlord's insurance premium.

Management Fee

Tenant to be responsible for the payment of agent's management fees, which are calculated at 5% plus VAT of the annual rent.

VAT

All figures quoted are exclusive of VAT, which may be payable.

Viewing

Strictly by appointment with the sole letting agents:

Frazer Kidd

028 9023 3111

mail@frazerkidd.co.uk



