



## To Let Superb Retail Unit

Unit 5, Earlswood House,  
370-374 Upper Newtownards Road, Belfast BT4 3EY



**McKIBBIN**  
COMMERCIAL

**028 90 500 100**

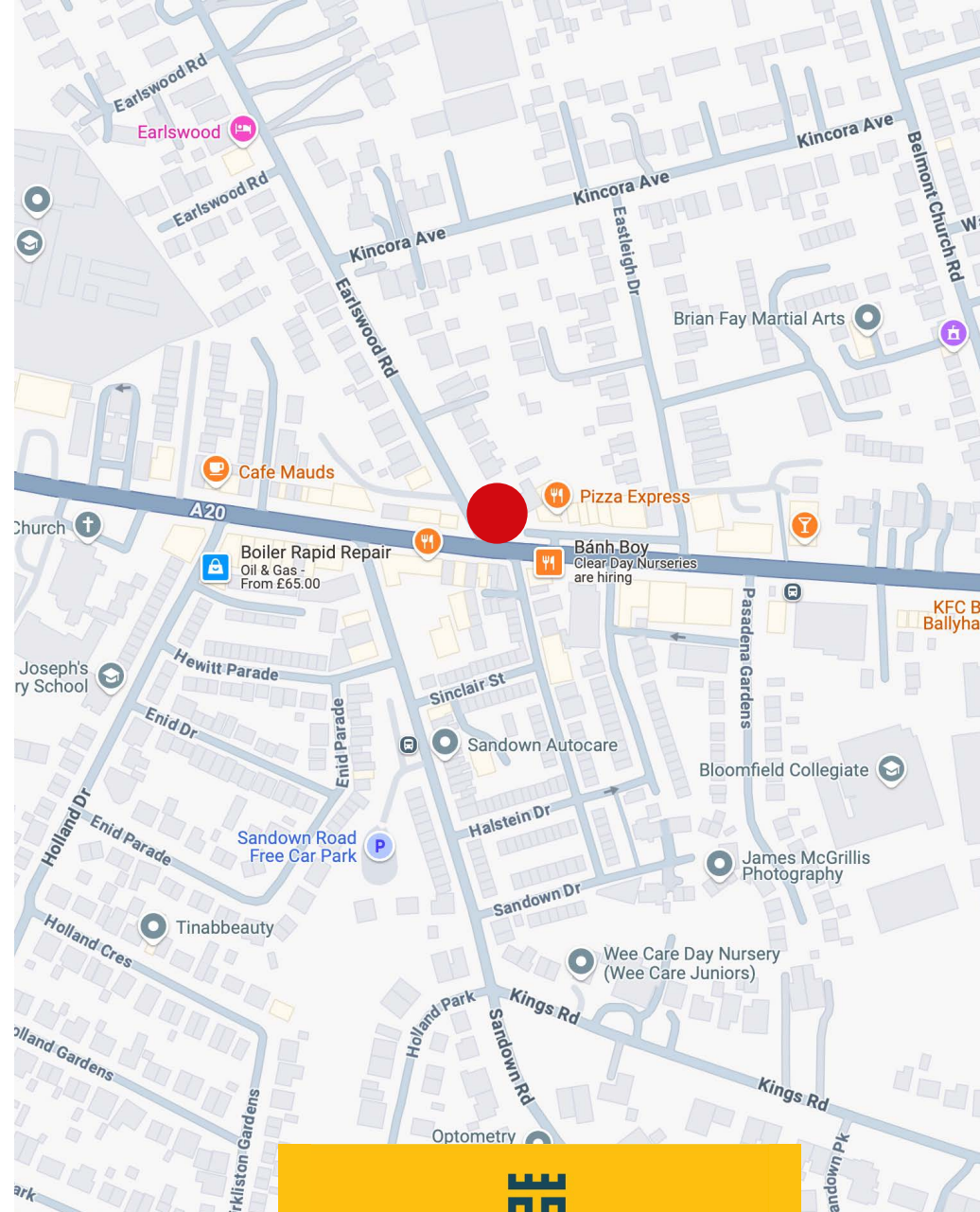


## SUMMARY

- Fitted ground floor retail unit of c.515 sq.ft
- High profile Location in Ballyhackamore
- Suitable for a variety of uses subject to planning

## LOCATION & DESCRIPTION

- The shop unit is located within Earlswood House which occupies a prominent location in the heart of Ballyhackamore at the junction of Upper Newtownards Road and Earlswood Road.
- Ballyhackamore is one of Belfast's most popular café and restaurant suburban locations and benefits from a substantial daily traffic flow. There is also a large number of residential properties within walking distance of the subject premises.
- Local occupiers include Caffè Nero, Pizza Express, Il Pirata, Neill's Hill, Winemark, Oxfam and Simon Brien
- The subject property is a ground floor retail unit formerly occupied by a charity.
- It is laid out as open plan retail space with a rear WC.



## To Let Superb Retail Unit

Unit 5, Earlswood House,  
370-374 Upper Newtownards Road, Belfast BT4 3EY





## ACCOMMODATION

Description	Sq M	Sq Ft
Retail	47.8	515
WC		
<b>Total Net Internal Area</b>	<b>47.8</b>	<b>515</b>

## LEASE DETAILS

Term:	Negotiable
Asking Rent:	£10,000 per annum, exclusive.
Rent Reviews:	Upwards only every 5 years, if applicable.
Repairs:	The tenant is responsible for internal repairs and shop front.
Service Charge:	Levied to cover a fair proportion of external repairs and cleaning of common areas, management fees and any other reasonable outgoings of the Landlord.
Insurance:	Tenant to reimburse the Landlord with a fair proportion of the building insurance premium.

## RATES INFORMATION

We understand that the property has been assessed for rating purposes, as follows:

Net Annual Value: £10,900

Rate in £ 2025/26: 0.626592

Rates payable 2025/26 = £5,463.88 (to include 20% SBRR)

Note: Interested parties should check their individual rates liability directly with Land & Property Services.

## VAT

The premises are registered for Value Added Tax and so this will be charged accordingly.



## To Let Superb Retail Unit

Unit 5, Earlswood House,  
370-374 Upper Newtownards Road, Belfast BT4 3EY

  
**McKIBBIN**  
COMMERCIAL  
**028 90 500 100**

## EPC

Awaiting EPC

## CONTACT

For further information or to arrange a viewing contact:

**Ryan McKenna**

rmck@mckibbin.co.uk

**Scott Lawther**

sl@mckibbin.co.uk

### McKibbin Commercial Property Consultants

Chartered Surveyors

One Lanyon Quay, Belfast BT1 3LG

02890 500 100

property@mckibbin.co.uk

www.mckibbin.co.uk



Follow us for up-to-date  
news and information!

**Disclaimer** - McKIBBIN COMMERCIAL PROPERTY CONSULTANTS (and their Joint Agents where applicable) 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 McKIBBIN COMMERCIAL PROPERTY CONSULTANTS 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) McKIBBIN COMMERCIAL PROPERTY CONSULTANTS 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 McKIBBIN COMMERCIAL PROPERTY CONSULTANTS 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) McKIBBIN COMMERCIAL PROPERTY CONSULTANTS will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.

**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/ukSI/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 McKIBBIN COMMERCIAL PROPERTY CONSULTANTS. 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.

