



To Let Superb Retail Unit

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



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COMMERCIAL

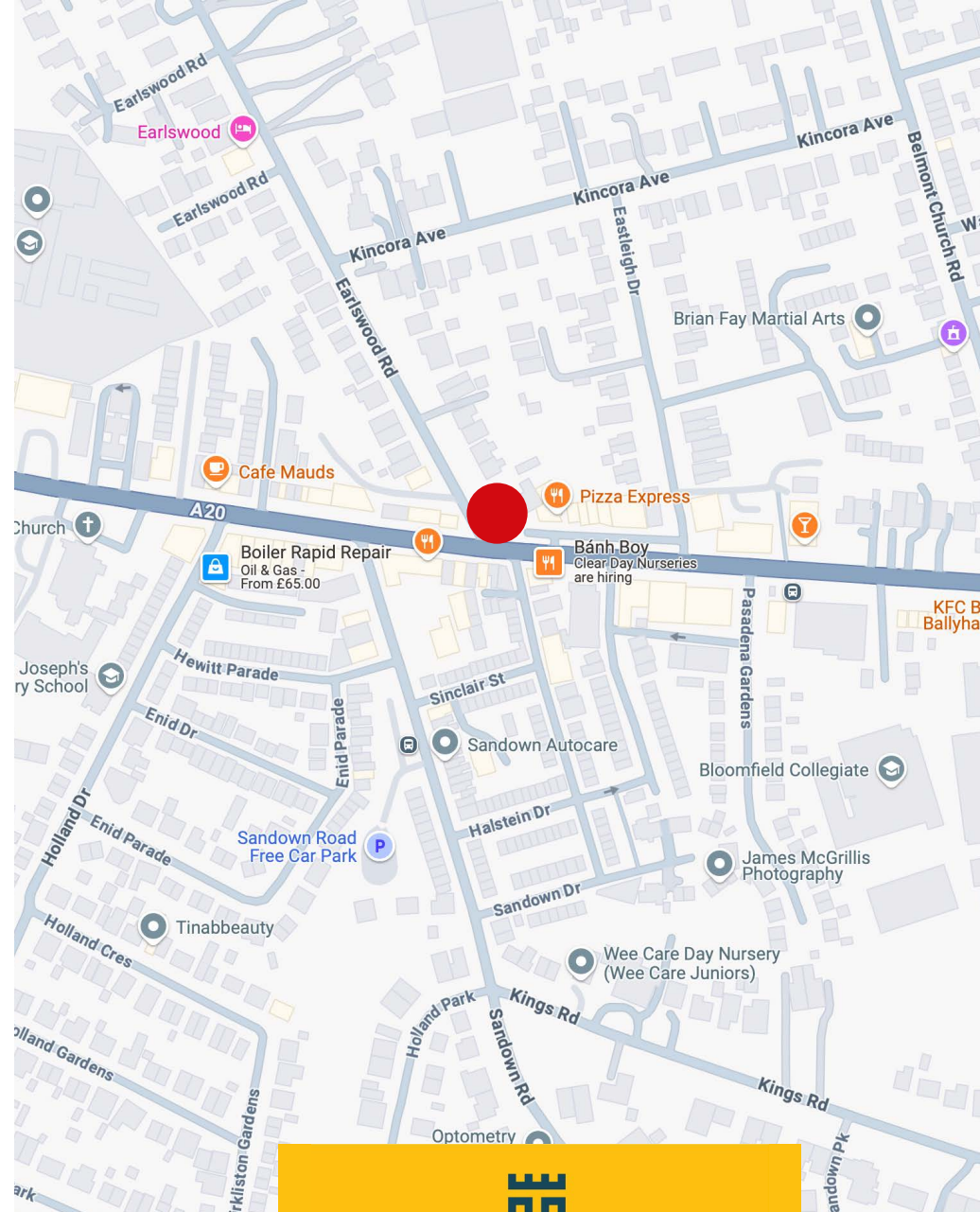
028 90 500 100

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.



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ACCOMMODATION

Description	Sq M	Sq Ft
Retail	47.8	515
WC		
Total Net Internal Area	47.8	515

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.



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EPC

Awaiting EPC

CONTACT

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