



For Sale (Due To Retirement)
Lease, Goodwill, Fixtures & Fittings
19 Upper Newtownards Road, Belfast BT4 3HT


McKIBBIN
COMMERCIAL
028 90 500 100

LOCATION

- 19 Upper Newtownards Road occupies a prestigious and prominent position within an established commercial development in East Belfast.
- The property is located approximately 1.5 miles east of Belfast City Centre and just 2 miles from George Best Belfast City Airport, offering excellent connectivity.
- The surrounding area is home to a strong mix of occupiers, including a variety of professional services, retailers, and local amenities, enhancing the building's appeal as a business location.

DESCRIPTION

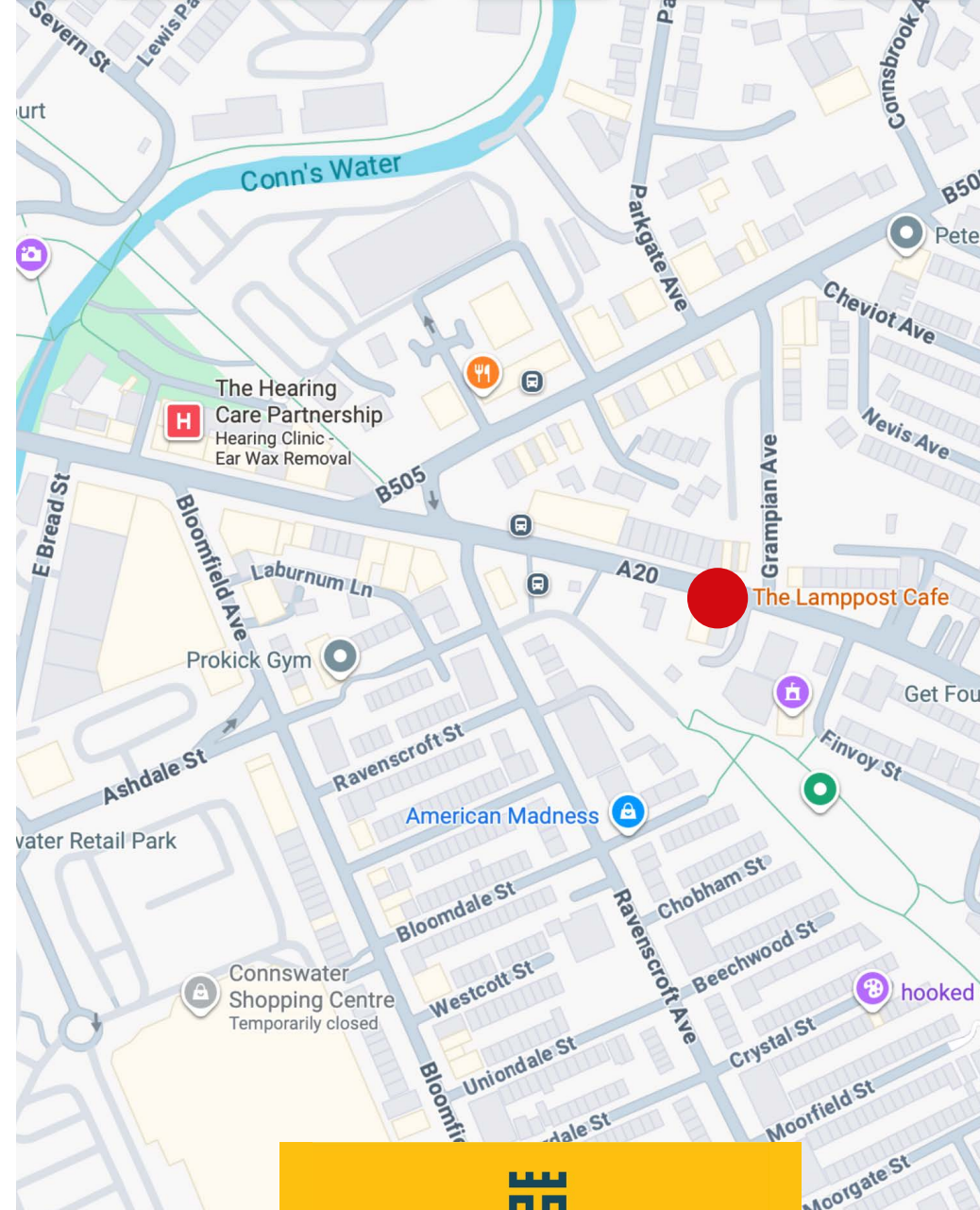
- Fully fitted and walk-in ready, offering a turnkey opportunity for immediate occupation.
- Three-storey premises with kitchen and bar area at ground floor level, complete with customer seating and an enclosed garden dining area.
- First floor function room – spacious, well-presented, ideal for private parties, events, or larger group bookings, with an additional small kitchen for support.
- Second floor office and storage facilities, providing practical back-of-house space to support operations.

LEASE DETAILS

Term: 5 years from 1st of May 2024.
Rent: £8,000 per annum exclusive.
Repairs & Insurance: Tenant responsible for internal repairs and reimbursement of a fair proportion of the buildings insurance premium to the Landlord.

SALE DETAILS

Price: Price on application
The Sale price includes the Trading name, Goodwill, Fixtures & Fittings.
An inventory list can be provided upon request.



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ACCOMMODATION

Description	Sq M	Sq Ft
Ground Floor	73.75	793.82
First Floor	37.98	408.81
Second Floor	31.01	333.79
Total Net internal Area	142.74	1,536.42

ACCOUNTS

The trading accounts of the business will be provided to genuinely interested parties only, on the signing of a non-disclosure agreement.

RATES INFORMATION

NAV £ £4,850.00

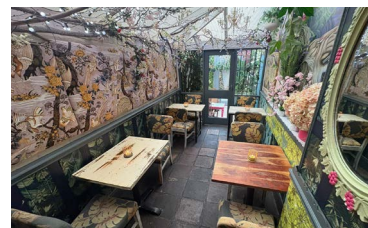
Rate in £ 2025/26 = 0.6265917526

Therefore Rates Payable 2025/26 = £ 3,038.97

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

VAT

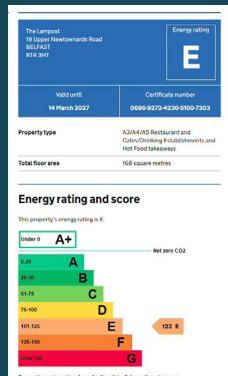
All prices, outgoings and rentals are exclusive of, but may be liable to value added tax.



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EPC



CONTACT

For further information or to arrange a viewing contact:

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be@mckibbin.co.uk

Conor Walker
cw@mckibbin.co.uk

McKibbin Commercial Property Consultants

Chartered Surveyors

One Lanyon Quay, Belfast BT1 3LG

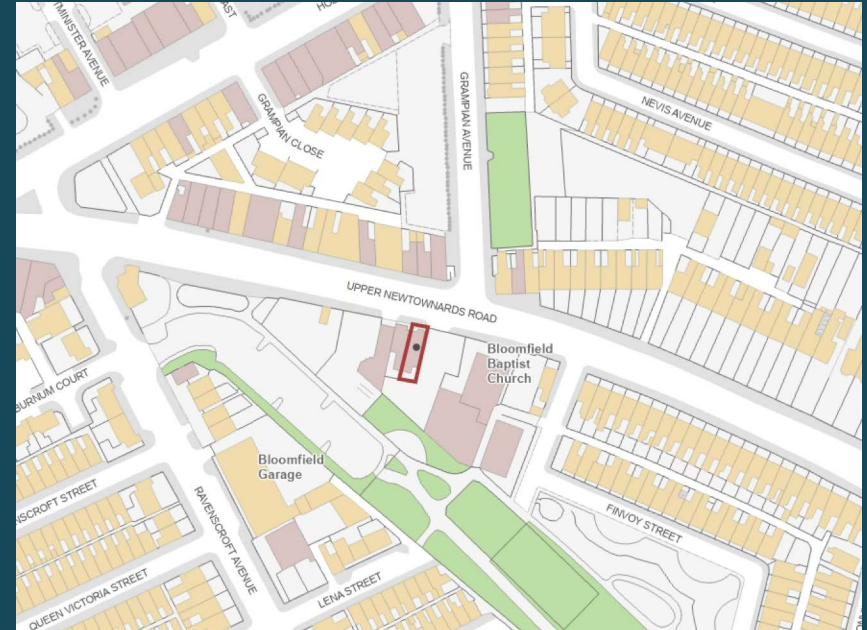
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Customer Due Diligence - As a business carrying out estate agency work we are required to verify the identity of both the vendor and the purchaser as outlined in the following: The Money Laundering, Terrorist Financing and Transfer of Funds (Information 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.



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