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rejuvenation

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Skincare
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skin rejuvenation
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WIFI
028 9048 4202
33 Comber Road

To Let Retail Unit
33A Comber Road, Dundonald BT16 2AA

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SUMMARY

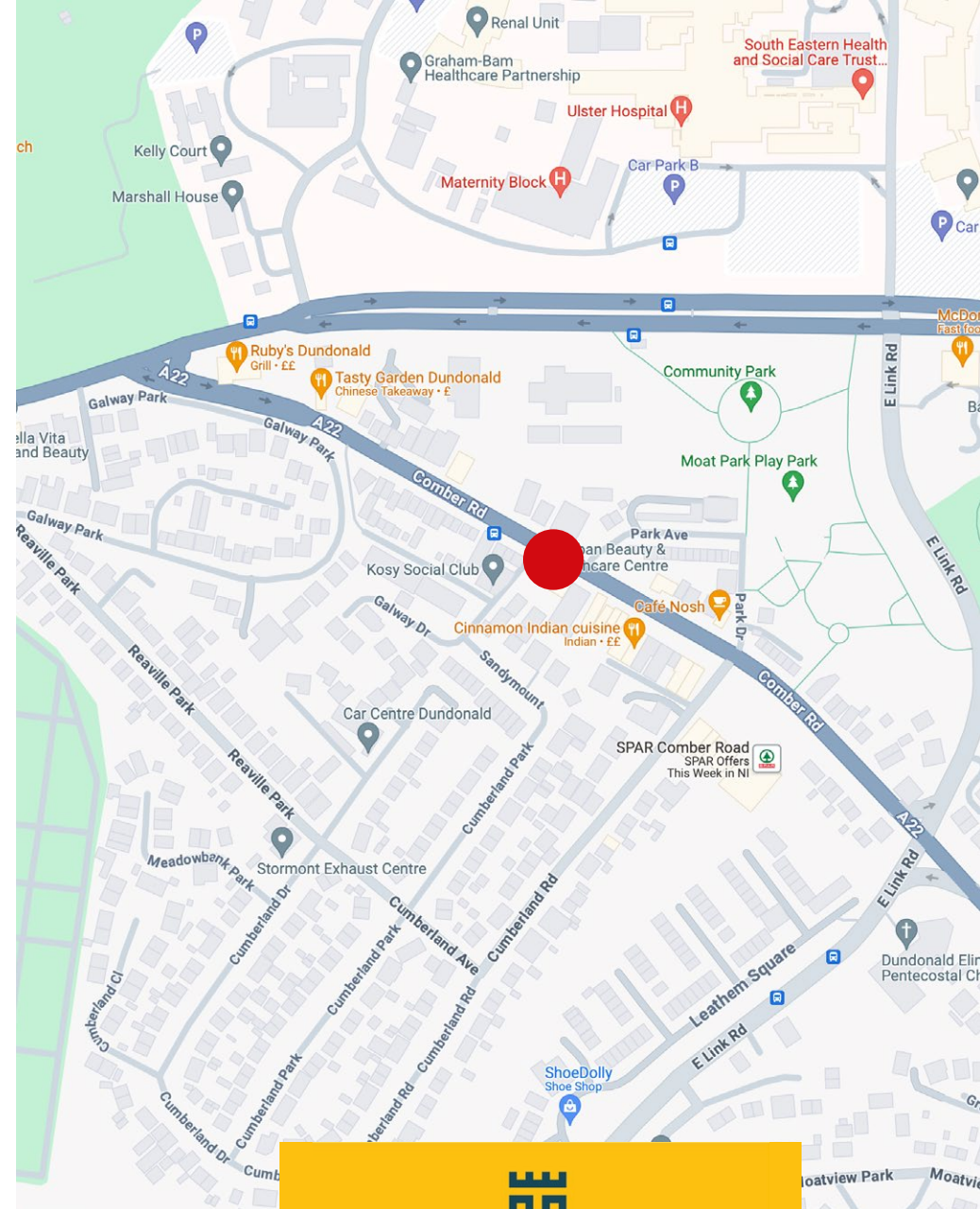
- Prominent commercial unit of 70.32 m² (756 ft²), most recently in use as a beauty salon.
- Located on a busy arterial road and servicing a large catchment area
- Suitable for a variety of uses, subject to planning

LOCATION

- The subject occupies a prominent location in Dundonald village, in close proximity to the Ulster Hospital.
- The A22 Comber Road is a busy thoroughfare with a high level of passing trade and a large residential population in the immediate vicinity. Occupiers in area include Medicare, McConnell Kelly Solicitors, MIS Claims and Spar.
- There is nearby on-street parking and public transport easily accessible.

DESCRIPTION

- The unit is finished to include electric roller shutter with aluminium framed shop front. Internally there are wooden floor covers, plastered and painted walls, suspended ceiling with spot lighting and gas fired central heating.
- The ground floor provides an open plan area with private treatment room. Stairs lead to the first floor, which is divided into further rooms and WC.
- Most recently in use as a beauty salon, this unit would be suitable for a number of different uses subject to any necessary planning consents.
- Available immediately.



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ACCOMMODATION

Description	Sq M	Sq Ft
Ground Floor Sales Area	41.69	448
Under Stair Storage		
First Floor 2 Rooms	28.63	308
WC		
Total NIA	70.32	756

LEASE DETAILS

Rent: £11,000 per annum, exclusive.
Term: Negotiable, subject to a minimum of 3 years.
Repairs & Insurance: Tenant responsible for all repairs and reimbursement of the buildings insurance premium to the Landlord.
Security Deposit: The incoming Tenant will be required to place a deposit of 3 months' rent as security in case of default. The Landlord may also ask the Tenant to provide a guarantor.

RATES

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

NAV: £6,300

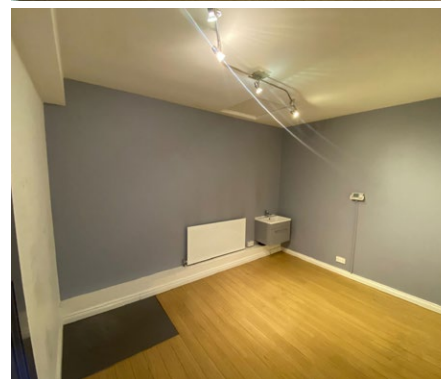
Rate in £ 25/26 = 0.566150

Estimated Rates Payable 25/26 = £2,853.39 (including 20% SBRR).

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

VAT

All prices and outgoings are exclusive o,f but may be liable to Value Added Tax.



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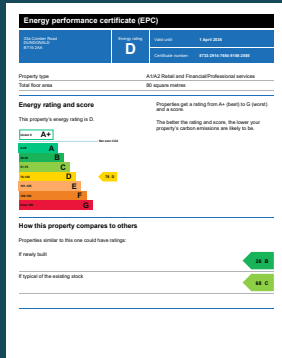
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EPC



CONTACT

For further information or to arrange a viewing contact:

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be@mckibbin.co.uk

McKibbin Commercial Property Consultants
Chartered Surveyors

One Lanyon Quay, Belfast BT1 3LG

02890 500 100

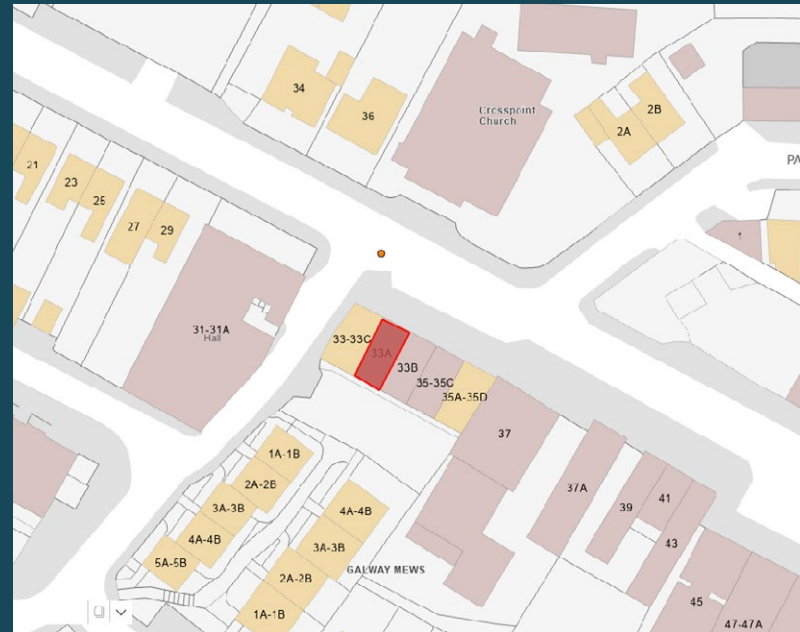
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Layout Plan - Not to Scale

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