

# McConnell



**028 90 205 900**  
mcconnellproperty.com

**TO LET**



**Excellent Retail Unit**  
approx. c. 1,065 sq.ft  
(98.94 sq.m)

**3 Sandown Road**  
**Belfast**  
**BT5 6GT**

- The unit occupies a prominent and highly visible position on the Sandown Road.
- The unit benefits from high volumes of both pedestrian and vehicular traffic being situated in close proximity to the Upper Newtownards Road.

Montgomery House,  
29-31 Montgomery Street, Belfast, BT1 4NX

T: 028 90 205 900  
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## LOCATION

The property holds a prominent and highly visible / convenient position on Sandown Road approximately 2.5 miles from Belfast City Centre.

Some nearby occupiers include K9 Dog Grooming, Al Gelato, Fetherstones Estate Agents, Reeds Rains, Winemark and Kirks Bakery.

The property is also adjacent to the Upper Newtownards Road and benefits from high levels of both passing pedestrian and vehicular traffic / trade.

## DESCRIPTION

Ground Floor Retail Accommodation of c. 488 sq ft as well as additional first and second floor storage space c. 577 sq ft.

The subject property is finished to include; plastered / painted walls, generous window frontage, double glazed windows, WC accommodation and a mix of carpet / vinyl floors.

The property also benefits from a gated, secure yard area to the side of the building.

## MANAGEMENT

Tenant is responsible for the landlord's agent's management fee of 6% of the annual rent plus VAT.

## LEASE DETAILS

Rent: £8,000 p.a. exclusive.  
Term: Subject to negotiation.  
Repairs: FRI terms.

## INSURANCE

An incoming tenant will be responsible for reimbursing a fair proportion of the landlord's building insurance premium.

## ACCOMMODATION

Accommodation	Sq Ft	Sq M
Ground Floor Retail	488	45.34
Upper Floors Storage	577	53.58
<b>Total</b>	<b>1,065</b>	<b>98.92</b>

## RATES

We are advised by Land & Property Services that the Net Annual Value of the property is £5,050

The current commercial rate in the pound is £0.599362 (2024/25).

We understand the property may be eligible for Small Business Rates Relief of 20%.

Interested parties are advised to make their own enquiries in respect of rates.

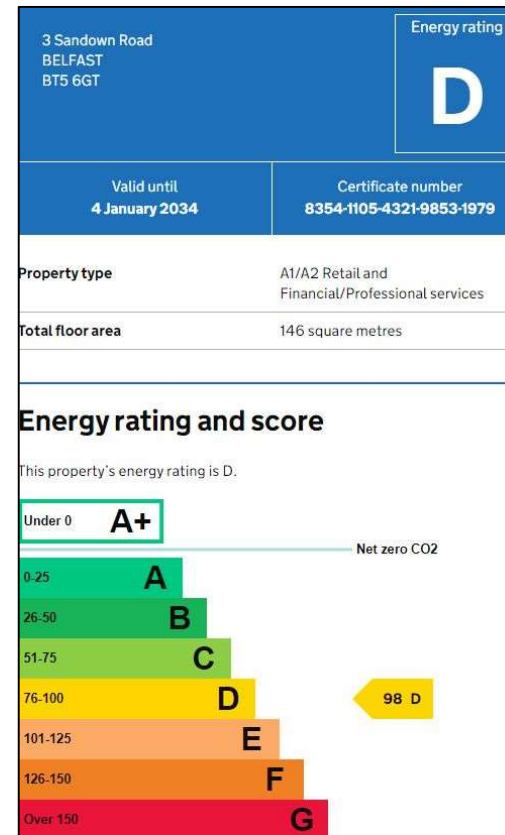
## VAT

The property is not presently opted to tax therefore no VAT is currently applicable on the annual rent.

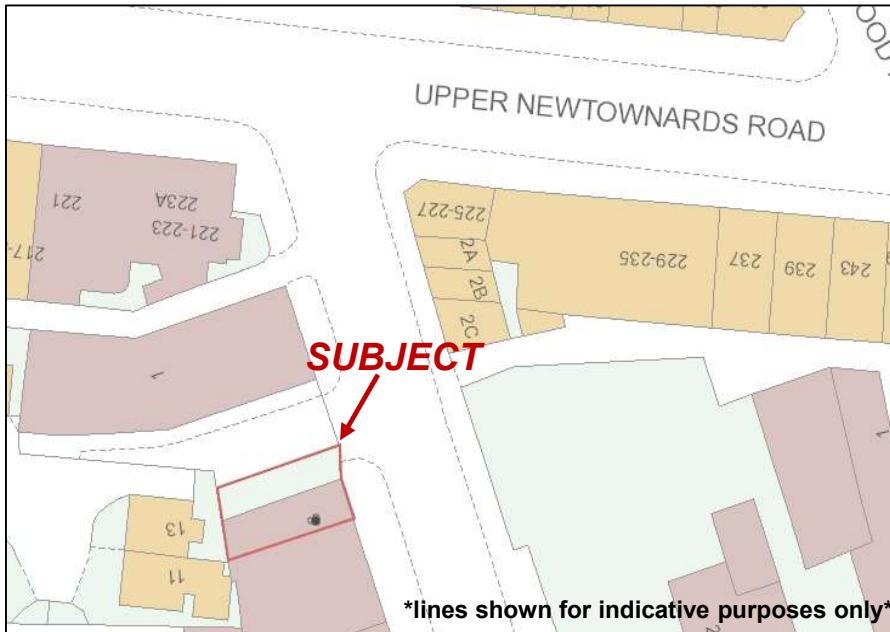
## EPC

The property has an energy performance rating of 98D.

The full certificate can be made available upon request.



## LOCATION



### 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 McConnell Chartered Surveyors. 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.

## VIEWING

For further information or to arrange a viewing, please contact:

McConnell

JLL Alliance Partner

Contact: Ross Molloy / Cormac McElroy

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