

**6 MONTHS
RENT FREE**



To Let Retail Premises

Eler Complex, Ballybeen, Dundonald, BT16 2QP



To Let Retail Premises

Enler Complex, Ballybeen, Dundonald, BT16 2QP

Summary

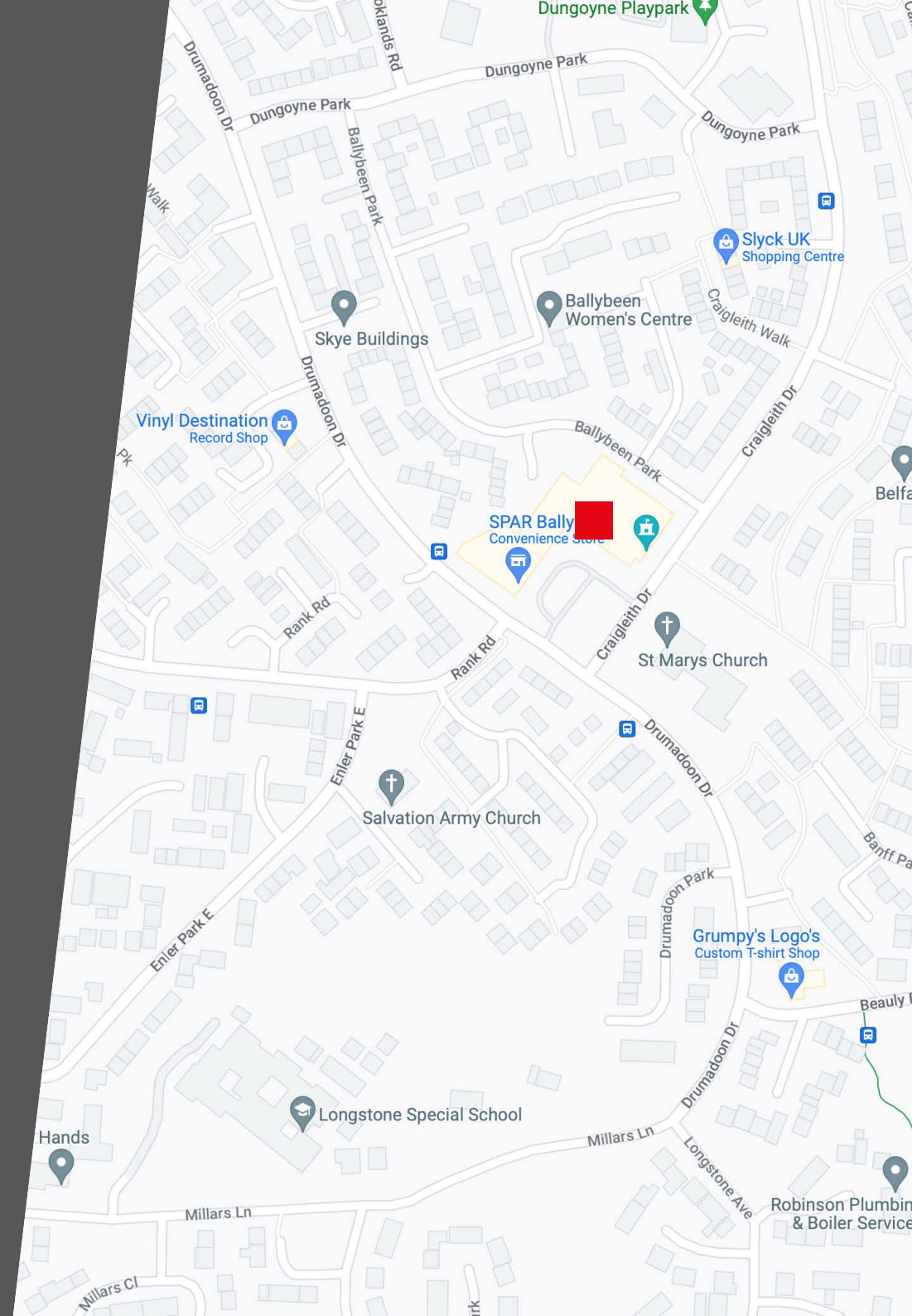
- Spacious retail shops with roller shutter access and benefit from the large communal carpark within the complex.
- Units available extending from c. 830 sq ft - 895 sq ft.
- Suitable for a variety of commercial uses, subject to any statutory planning consents.

Location

The subject property forms part of a popular development known as the Enler Complex, located in the centre of Ballybeen, with a population in excess of 9,000, all in which are within walking distance of the subject property. Other occupiers within the development include Spar, Boots, Chinese takeaway and a Community and Health Centre.

Description

The properties benefit from the large communal carpark within the complex with nearby occupiers including Spar and Boots.



To Let Retail Premises

Enler Complex, Ballybeen, Dundonald, BT16 2QP



Address	Size	Description	Rent	Rates (NAV)	Rates Payable	Service Charge
Unit 4	830 sq ft	The property comprises of a spacious open plan shop front with kitchen and prep area to the rear with electric roller shutter access. Internal finishes include plaster and painted walls and laminate flooring. The property also benefits from having plumbed gas.	£9,000 + VAT	£6,100	£3,490.5	£1,418 + VAT
Unit 5	843 sq ft	The property comprises of a hot food premises with storage space at the rear of the property. The property benefits from a mix of tiled and vinyl flooring, suspended ceilings and recessed lighting, wipe down wall pannels and electric roller shutter, as well as benefiting from gas.	£7,500 + VAT	£5,750	2,954.76	£1,418 + VAT
Unit 6	895 sq ft	The property benefits from electric roller shutter access and is fitted to a shell specification	£9,000 + VAT	£5,150	2,946.9	£1,418 + VAT

Please note, these properties should be eligible for a 20% reduction in rates payable due to Small Business Rates Relief. We recommend that you contact Land & Property Services to verify these figures (Tel: 0300 200 7801).

To Let Retail Premises

Enler Complex, Ballybeen, Dundonald, BT16 2QP

Lease

Length of lease by negotiation.

Repair

Tenant responsible for interior repairs and exterior repairs by way of service charge.

Service Charge

Tenant to be responsible for the payment of a Service Charge in connection with the upkeep, maintenance and decoration of the building of which the subject premises forms part, to include building insurance and agents' management fees, which are calculated at 5% plus VAT of the annual rent.

VAT

All figures quoted are exclusive of VAT, which is payable.

Viewing

Strictly by appointment with the sole letting agents:

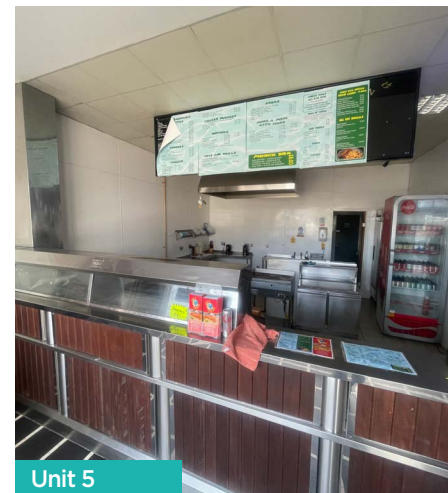
Frazer Kidd

028 9023 3111

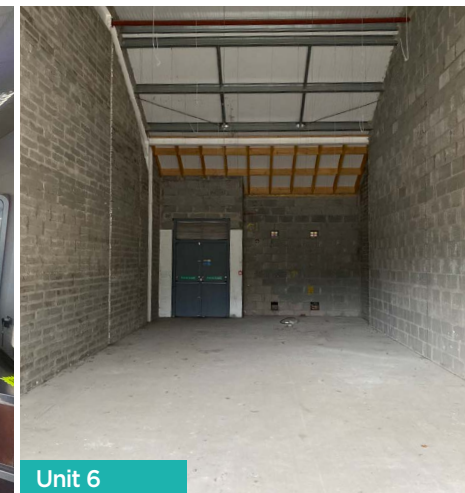
mail@frazerkidd.co.uk



Unit 4



Unit 5



Unit 6



For further information please contact:

Brian Kidd
 07885 739063
 bkidd@frazerkidd.co.uk

Beth Brady
 0777 5924283
 bbrady@frazerkidd.co.uk

Telfair House, 87/89 Victoria Street, Belfast, BT1 4PB
 028 9023 3111
 mail@frazerkidd.co.uk
 frazerkidd.co.uk

Disclaimer

Frazer Kidd LLP for themselves and for the vendors of this property whose agents they are, give notice that (i) The particulars are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute part of an offer or contract; (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending 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 correctness of each of them; (iii) No person in employment of Frazer Kidd LLP has any authority to make or give representations or warranty whatever in relation to this property.

As a business carrying out estate agency work when we enter into a relationship with a customer, we are required, if applicable, to verify the identity of both vendor and purchaser as outlined in the Money Laundering, Terrorist Financing and Transfer of Funds (information on the payer) Regulations 2017 – <http://www.legislation.gov.uk/uk/si/2017/692/made>. In accordance with legislation, 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 Frazer Kidd LLP. The information will be held in accordance with the General Data Protection Regulations (GDPR) and will not be passed on to any other party unless we are required to do so by law.

EPCS

The image displays three Energy Performance Certificate (EPC) reports for different units. Each report includes the following information:

- Energy rating and score:** All three units (Unit 4, Unit 5, and Unit 6) have an energy rating of **A+** and a score of **85.5**.
- How this property compares to others:** Each report shows a comparison bar indicating the property's performance relative to other properties in the same category.
- Breakdown of this property's energy performance:** A detailed breakdown of energy performance metrics, including energy use, CO2 emissions, and lighting energy use.

Unit 4

Unit 5

Unit 6