



**Instinctive
Excellence
in Property.**

To Let

**Office / Commercial Opportunity
2,111 sq ft (196.19 sq m)**

158 Upper Newtownards Road
Belfast
BT4 3EQ

COMMERCIAL



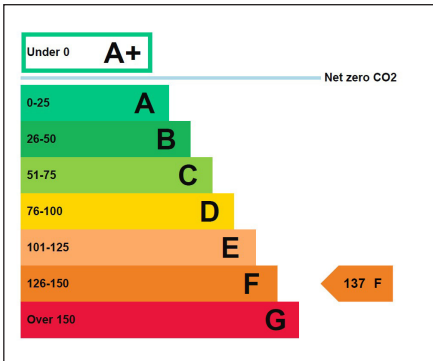
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EPC



Location

The property is situated in East Belfast fronting the Upper Newtownards Road. The location of the property benefits from a variety of commercial and residential properties, along with public transportation easily accessible. The Upper Newtownards Road is one of the main arterial routes to the city centre which is approximately 2 miles from the subject.

Description

The property comprises a detached building on a self-contained site with excellent parking provision. It is fitted to a high standard and would suit the likes of an office, medical or showroom user subject to the necessary planning consents. The internal specification includes:

- A mixture of tiled, laminate and carpet flooring
- Entrance lobby / waiting area
- Open office space
- Meeting/board room spaces
- Kitchen and WC facilities
- Car parking to the rear

Accommodation

The property has been measured in accordance with the RICS code of Measuring Practice, Sixth Edition. All areas being approximate:

Description	Sq Ft	Sq M
Ground Floor	959	89.13
First Floor	744	69.14
Second Floor	408	37.92
Total Net Internal Area	2,111	196.19

Lease Details

Term: Negotiable
Rent: £25,000 p.a. exclusive

Rates

We have been advised by the Land and Property Services of the following rating information:

Net Annual Value: £15,200
Rate in the £ for 2024/2025: £0.599362
Estimated rates payable: £9,110



VAT

All prices, rentals and outgoings are quoted exclusive of VAT.

Anti-Money Laundering

In accordance with the current Anti-Money Laundering (AML) Regulations, the purchaser/lessee will be required to satisfy the vendor/lessor and their agents regarding the source of the funds used to complete the transaction.





FOR IDENTIFICATION PURPOSES ONLY



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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/uk/si/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 Osborne King. 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.

MISREPRESENTATION ACT 1967

The premises are offered subject to contract, availability and confirmation of details. The particulars do not form part of any contract and whilst believed to be correct, no responsibility can be accepted for any errors. None of the statements contained in the particulars are to be relied upon as statements of fact any attending purchasers or lessees must satisfy themselves by inspection or otherwise as to the correctness of those statements. The vendors or lessors do not make or give Osborne King and Megran Limited or any person in its employment, any authority to make or give any representation or warranty whatsoever in relation to this property. Unless otherwise stated, all prices and rentals quoted are exclusive of any Value Added Tax to which they may be subject. These particulars are issued on the understanding that all negotiations are conducted through this company, Osborne King & Megran Limited. Registered in Northern Ireland No. 27969. Registered Office: 3rd Floor, Imperial House, 4-10 Donegall Square East, Belfast, BT1 5HD. Any maps / Plans based on the Ordnance Survey Map with the sanction of the controller of H.M. Stationery Office Crown Copyright Reserved Licence No. CS 369. This plan is for convenience only. Its accuracy is not guaranteed and shall not be deemed to form part of any contract.