



To Let Commercial Suite

442a Newtownards Road, Belfast, BT4 1HJ

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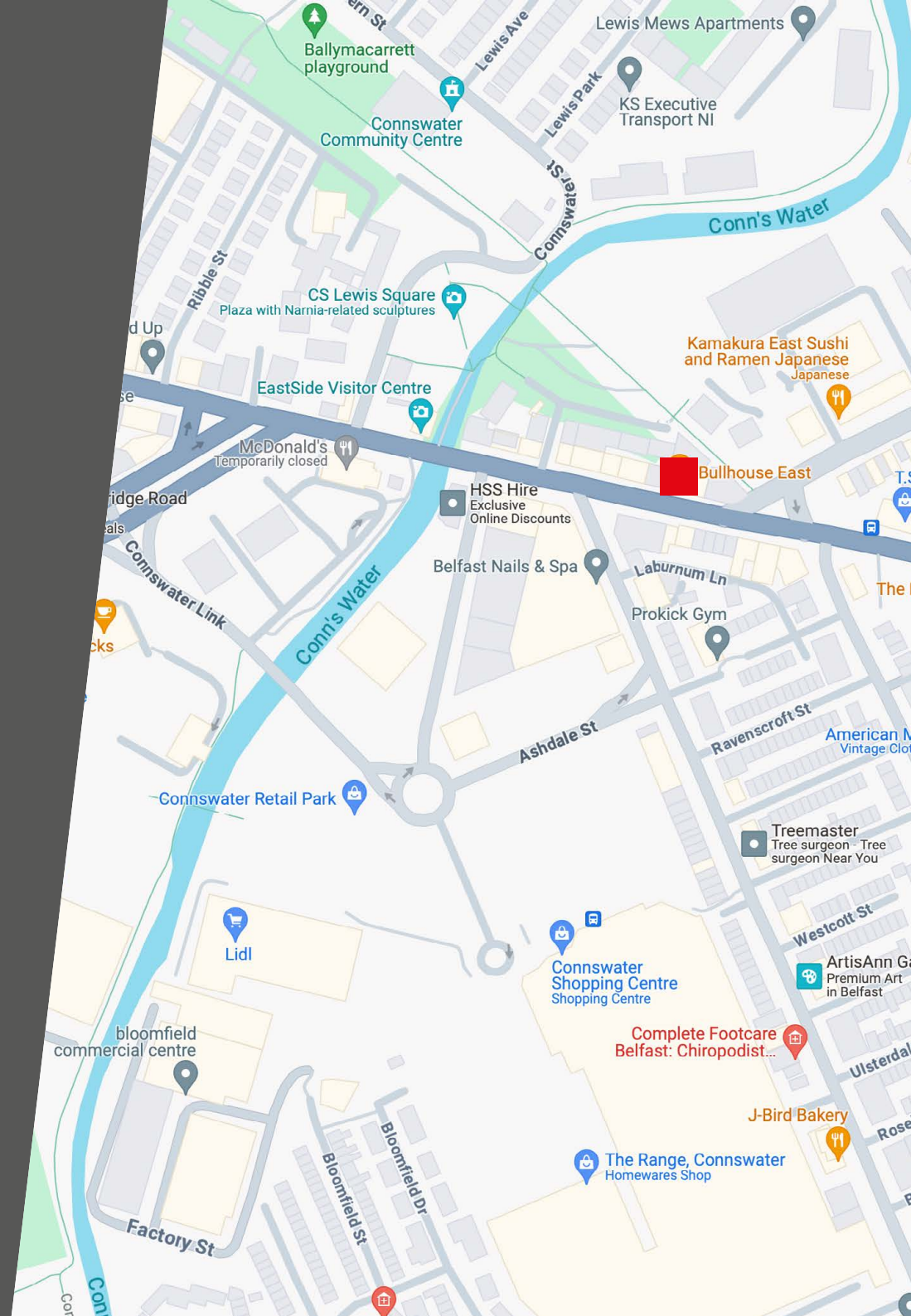
Summary

- First floor commercial premises fronting onto the Newtownards Road extending to c. 760 Sq Ft.
- Suitable for a variety of commercial uses, subject to any statutory planning consents.
- Nearby occupiers include EastSide Visitor Centre, Caffé Nero, Bullhouse East, McDonalds, Connswater Shopping Centre and Retail Park and Portview Trade Centre.

Location

Situated prominently on the Newtownards Road, directly above Bullhouse East, the subject premises occupies a prime location benefitting from high volumes of passing vehicular traffic and footfall.

The property is easily reached by Glider or bicycle, boasted by an unparalleled network of Greenways and dedicated cycling infrastructure paths connecting with the Newtownards Road.



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Description

The property comprises a spacious 1st floor office suite with a self-contained ground floor entrance, secured with an electrically operated roller shutter door. Internally the office accommodation benefits from an open plan working area, two private offices, a store, kitchen and toilet.

Finishes include Upvc double glazed windows, carpeted flooring throughout, plastered and painted walls and ceilings and a mixture of pendant and fluorescent strip lighting.

A Tenant will benefit from 24 hr access to the property.

Accommodation

We calculate the approximate Net Internal Areas to be as follows:

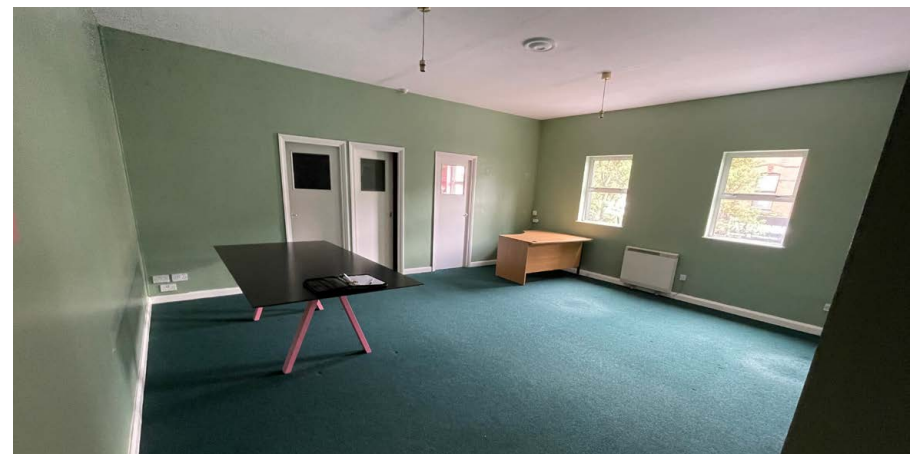
Description	Sq. M	Sq. Ft
Office 1:	35.50	360
Office 2:	17.50	188
Office 3:	9.50	102
Kitchen:	5.50	60
Storage:	4.70	50
W/Cs		
Total Approximate Net Internal Area :	70.70	760

Lease

Length of lease by negotiation.

Rent

Inviting offers in the region of £8,000 per annum.



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Rates

NAV: £4,850

Non-Domestic Rate in £ (24/25): 0.599362

Rates Payable: £2,906.91 per annum

Please note, this property should be eligible for a 25% 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).

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.

Management Fee

Tenant to be responsible for the payment of agents' management fees, which are calculated at 5% plus VAT of the annual rent.

VAT

All figures quoted are exclusive of VAT, which may be payable.

Viewing

Strictly by appointment with the sole letting agents:

Frazer Kidd

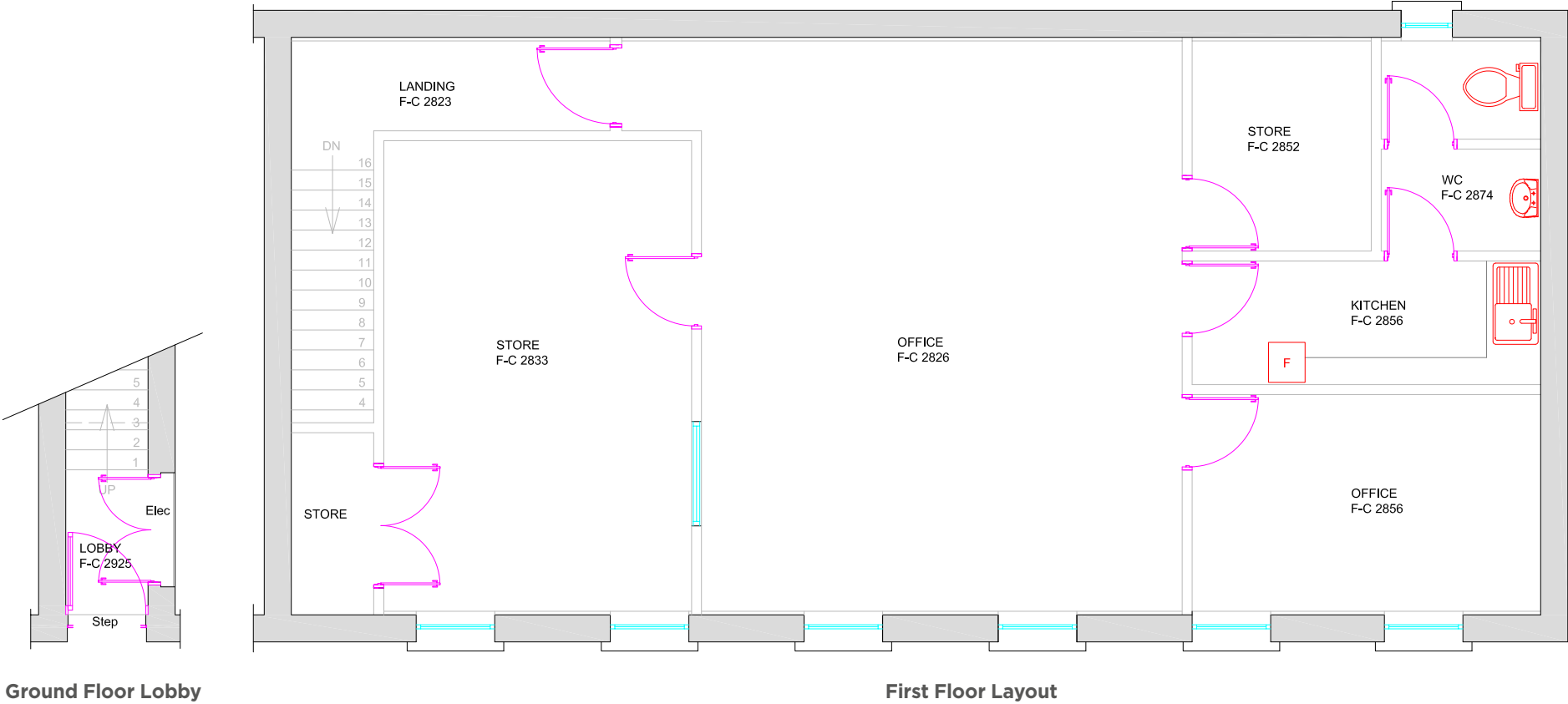
028 9023 3111

mail@frazerkidd.co.uk



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Not To Scale. For indicative purposes only.



For further information please contact:

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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/uksi/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.

EPC

