

FOR SALE / TO LET – GROUND FLOOR UNIT WITH HOT FOOD CONSENT

CBRE NI
PART OF THE AFFILIATE NETWORK

61 Comber Road, Dundonald, BT16 2AE



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Key Benefits

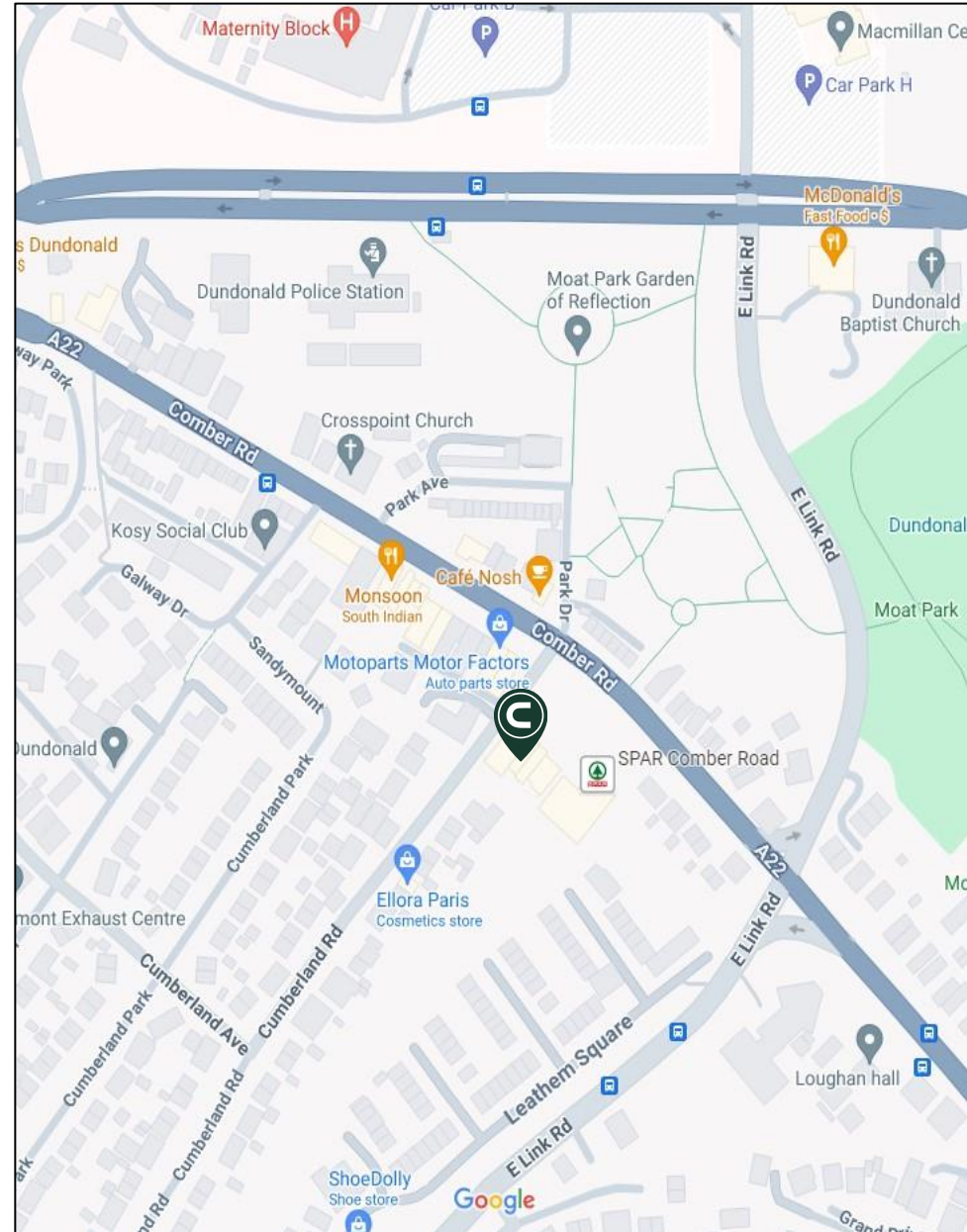
- Prominent ground floor unit
- Hot food consent
- Free customer parking

Location

The property is located within a popular neighbourhood retail scheme on the Comber road in Dundonald and is easily accessible via the A20 Upper Newrowards Road. Dundonald is located approximately 6 miles from Belfast City Centre and approximately 5 miles from Newtownards. George Best City airport is located approximately 5 miles away. Neighbouring occupiers include Spar, Ashwood Vets and Apache Pizza.

Description

The subject property comprises a ground floor commercial retail unit which extends to approximately 813 sq ft. The unit has recently been refurbished and internally is finished to a good standard to include vinyl flooring throughout, suspended ceiling and fluorescent lighting. The walls have been panelled in white PVC. The unit currently benefits from hot food consent but may be suitable for various other uses subject to the necessary approvals.



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Accommodation

Area	Sq M	Sq Ft
Ground Floor	77.93	838

Sale / Lease Details

Price	£100,000 exclusive
Term	By Negotiation
Rent	£10,000 p.a.x
Repairs/Insurance	Effective full repairing and insuring basis via service charge

Rateable Value

We have been advised by Land and Property Services that the estimated rateable value is £6,700. The rate in the £ for 2024/25 is £0.54174 therefore the estimated rates payable for 2024/25 are £3,629. The rates quoted above may be eligible for the 20% Small Business Rates Relief.

EPC

The building has been rated as C58 under EPC regulations.

A copy of the EPC Certificate is available adjacent and can be made available on request.

VAT

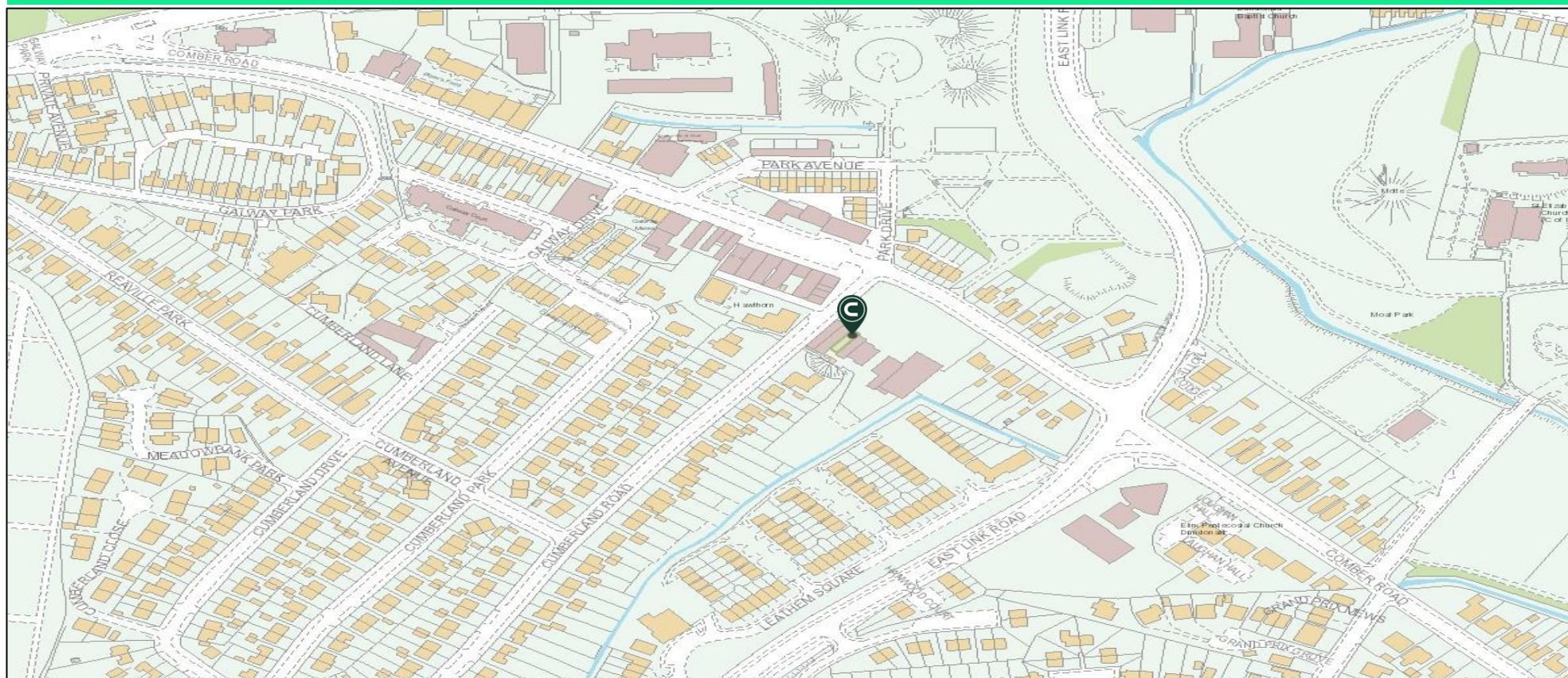
All prices are quoted exclusive of VAT, which may be payable.

Internal Photo



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Contact Us

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