



Instinctive  
Excellence  
in Property.

# To Let

Hot Food Unit  
c. 452 sq ft (42 sq m)

14 Ballygowan Road  
Belfast  
BT5 7LL

COMMERCIAL UNIT





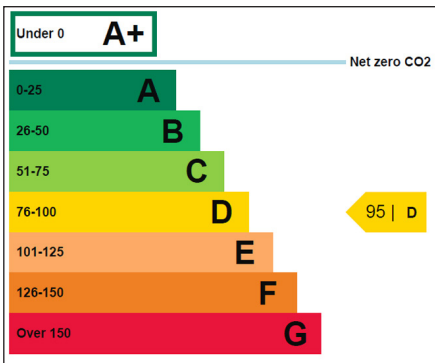
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## Hot Food Unit c. 452 sq ft (42 sq m)

14 Ballygowan Road  
Belfast  
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### COMMERCIAL UNIT

### EPC



### Location

The property is prominently located on the Ballygowan Road close to the junction with the A55 Dual Carriageway. The property benefits from easy access to the City Centre via the A23 Castlereagh Road with transportation links also immediately available.

The property is located in a mix-use parade with neighbouring occupiers including Domino's, Winemark and Spar.

### Description

The premises comprise a mid-terrace ground floor unit which has planning for café and hot food use. (Y/2006/0257/F).

The unit is finished to a good standard throughout to include:

- Painted/plastered walls
- Open plan seating area
- Fitted kitchen
- WC Facilities

### 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	452	42

### Lease Details

**Term:** Negotiable  
**Rent:** £8,000 per annum exclusive

### Rates

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

**Net Annual Value:** £6,900  
**Rate in the £ for 2024/2025:** £0.547184  
**Estimated rates payable:** £4,135.60

*Incentives available subject to lease length and covenant strength.*





## VAT

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

## Anti-Money Laundering

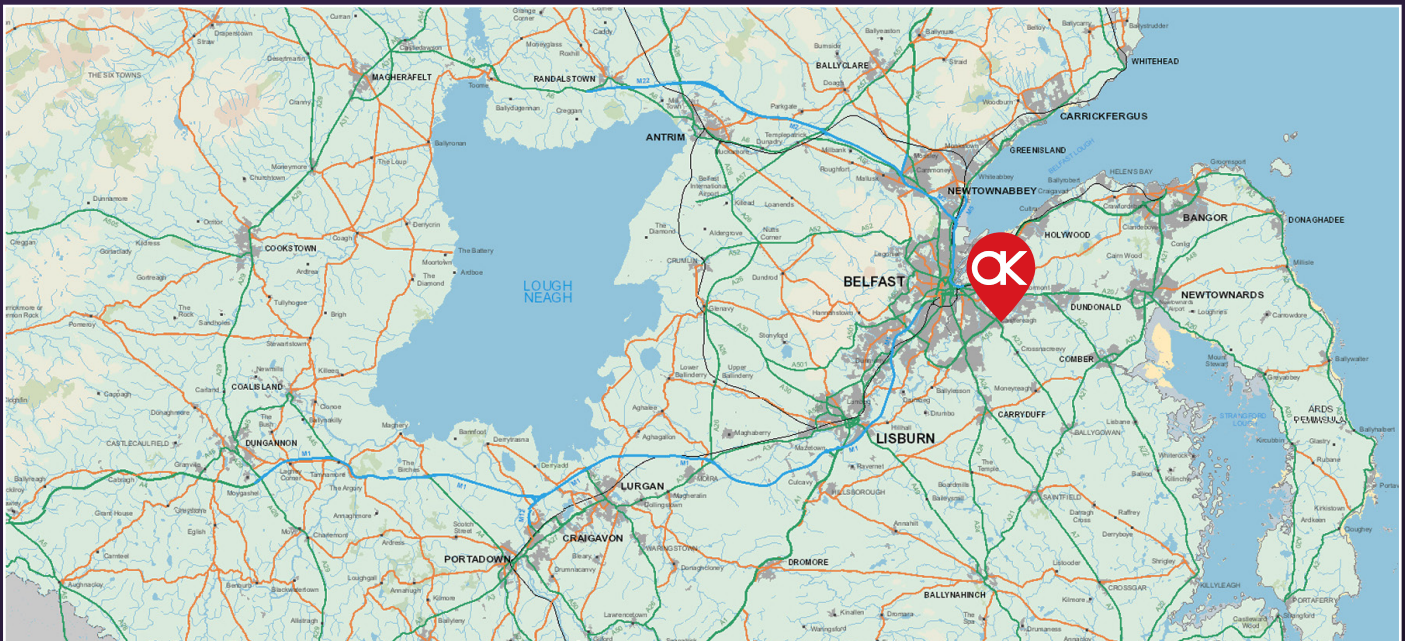
In accordance with the current Anti-Money Laundering (AML) Regulations, the purchaser/lessee will be required to satisfy the vendor/lessor and their agents regarding the source of the funds used to complete the transaction.







FOR IDENTIFICATION PURPOSES ONLY



KYLE McCOMISKEY: 📞 028 9027 0012 📠 077 3081 1885 ✉ kyle.mccomiskey@osborneking.com

CHARLOTTE BLAIR: 📞 028 9027 0047 📠 079 5620 7675 ✉ charlotte.blair@osborneking.com

Osborne King, 3rd Floor, Imperial House, 4-10 Donegall Square East, Belfast, BT1 5HD  
📞 028 9027 0000 ✉ property@osborneking.com 🌐 www.osborneking.com 📺 📷 📱

## 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.