



Instinctive
Excellence
in Property.

To Let

Prominent Retail Unit
895 sq ft (83 sq m)

43 Comber Road
Dundonald
BT16 2AA

RETAIL



RETAIL

Location Map



Location

The property is located on the busy A22 Comber Road carrying traffic to and from Comber, and adjacent to the A20 Upper Newtownards Road. It benefits from good footfall and is situated in a busy neighbourhood retail scheme in East Belfast. Surrounding occupiers include Dundonald Physiotherapy, Rosemary McWatters Opticians, and Cafe Nosh.

Description

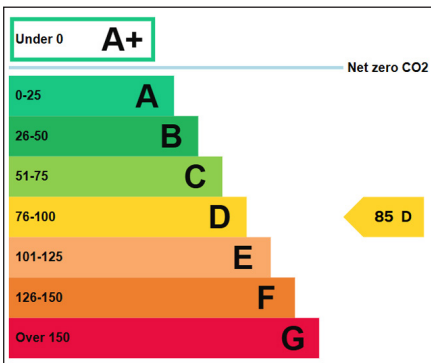
The prominent unit provides a single storey end terrace unit with return frontage which has been extended to the rear. The rectangular open plan unit consists of tiled flooring and suspended ceilings with oil fired central heating.

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	895	83

EPC



Lease Details

Lease details available on application.

Available from February 2025.

Rates

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

Net Annual Value:	£7,800
Rate in the £ for 2024/2025:	£0.547184
Estimated rates payable:	£4,268.04

The property may qualify for small business rates relief up to 25%. We recommend that you verify this with Land and Property Services.



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.

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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

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