



To Let Retail Premises

352 Upper Newtownards Road, Belfast, BT4 3EX


**FRAZER
KIDD**

To Let Retail Premises

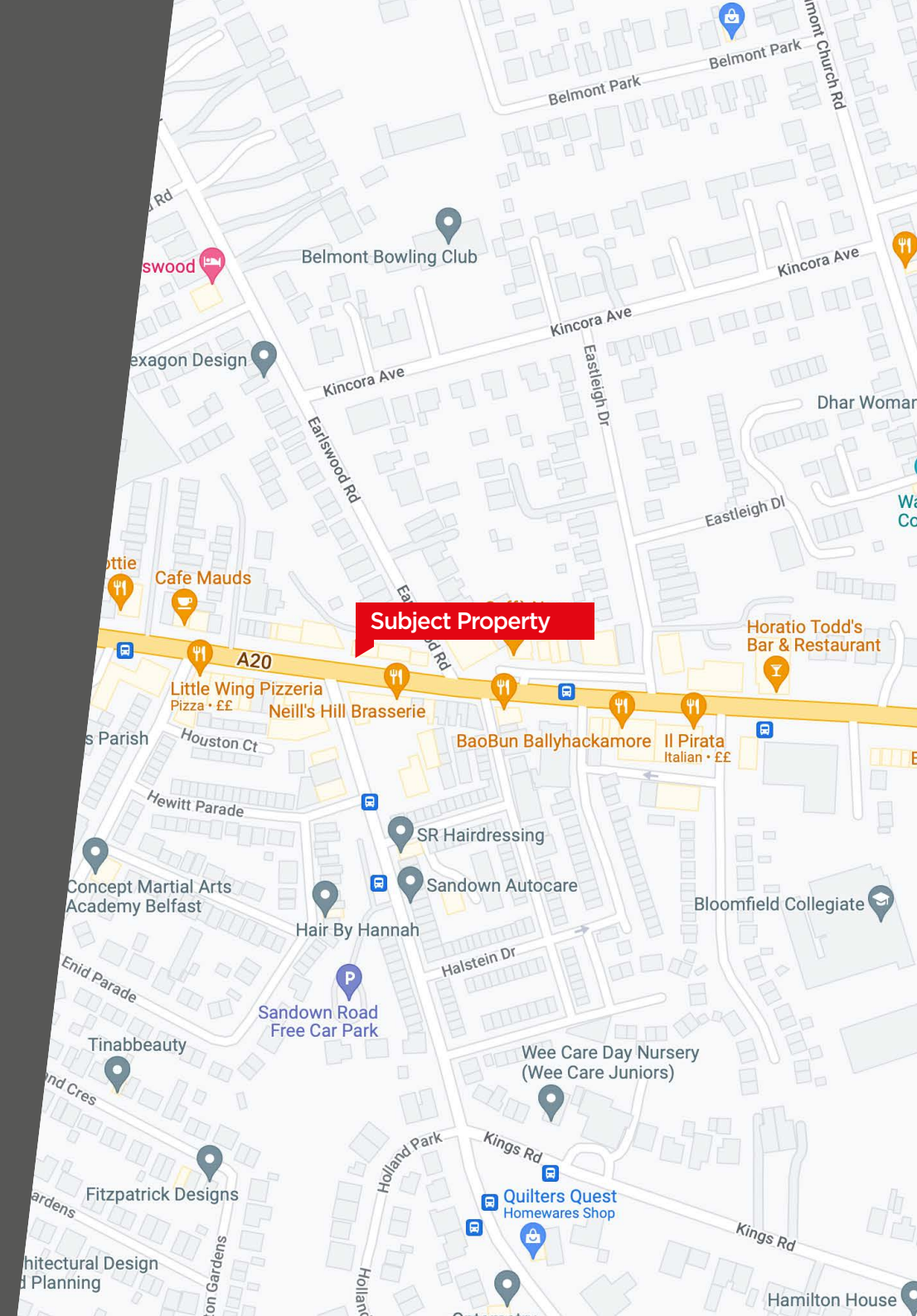
352 Upper Newtownards Road, Belfast, BT4 3EX

Summary

- Commercial premises in an extremely prominent and bustling location in Ballyhackamore.
- The premises is finished to a good standard extending to c. 1,012 sq ft.
- Suitable for a variety of commercial uses, subject to any statutory planning consents.
- Surrounding occupiers include Al Gelato, Neills Hill, The Highway Man, and McElroy's Fruit & Veg.

Location

This property occupies a highly prominent position on the Upper Newtownards Road in Ballyhackamore, a vibrant and popular location approximately 3 miles from Belfast City Centre. Ballyhackamore exhibits a mix of retail, offices, restaurants and high-density residential housing. Nearby occupiers include Al Gelato, Neills Hill, The Highway Man, and McElroy's Fruit & Veg with a wide variety of restaurants.



To Let Retail Premises

352 Upper Newtownards Road, Belfast, BT4 3EX

Description

This property has a highly visible glazed shop frontage with roller shutter. The property comprises of a sales area, a prep area, a kitchen, a W/C, and stores on the first and ground floor.

Accommodation

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

| Floor | Description | Sq. M | Sq. Ft |
|---|-------------|--------------|--------------|
| Ground Floor | Sales Area: | 17.38 | 187 |
| | Prep Area | 37.63 | 405 |
| | Kitchen | 5.86 | 63 |
| | Store | 3.44 | 37 |
| | W/Cs | | |
| First Floor | Stores | 29.73 | 320 |
| Total Approximate Net Internal Area: | | 94.04 | 1,012 |

Lease

Length of lease by negotiation.

Rates

NAV: £9,600.00

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

Rates Payable: £5,753.88 per annum

*We recommend that you contact Land & Property Services to verify these figures (Tel: 0300 200 7801)..

Rent

Inviting offers in the region of £11,000 per annum



To Let Retail Premises

352 Upper Newtownards Road, Belfast, BT4 3EX

Repair

Tenant responsible for exterior and interior repairs.

Service Charge

The tenant is responsible for the repairment of the landlord's insurance premium.

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





FRAZER KIDD

For further information please contact:

Brian Kidd

07885 739063

bkidd@frazerkidd.co.uk

Neil Mellon

07957 388147

nmellon@frazerkidd.co.uk

Molly Willis

07534 181029

mwillis@frazerkidd.co.uk

Telfair House, 87/89 Victoria Street, Belfast, BT1 4PB

028 9023 3111

mail@frazerkidd.co.uk

frazerkidd.co.uk

EPC



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.