



To Let Retail Premises

352 Upper Newtownards Road, Belfast, BT4 3EX


**FRAZER
KIDD**

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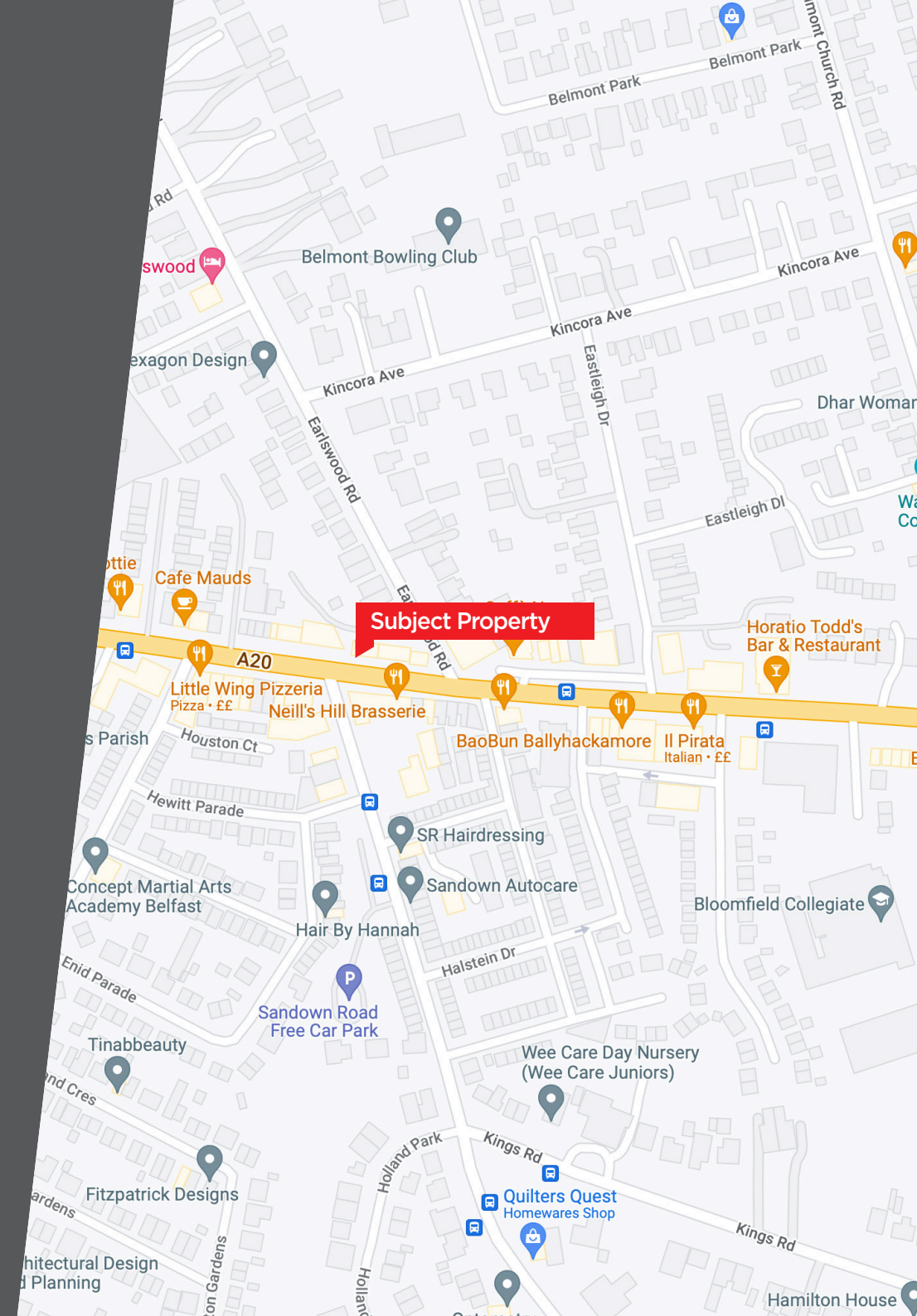
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Summary

- 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.



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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



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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.

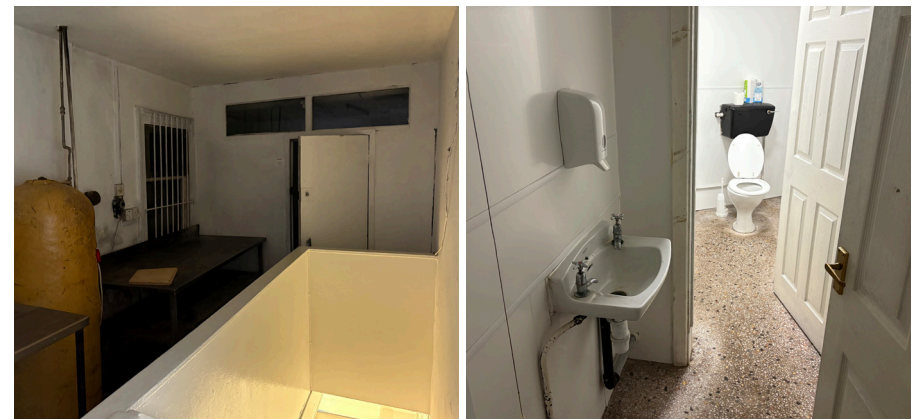
Viewing

Strictly by appointment with the sole letting agents:

Frazer Kidd

028 9023 3111

mail@frazerkidd.co.uk





For further information please contact:

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