



Instinctive
Excellence
in Property.

To Let

Prominent Retail Unit
c. 667 sq ft (62 sq m)

475 Upper Newtownards Road
Belfast
BT4 3LJ

RETAIL UNIT

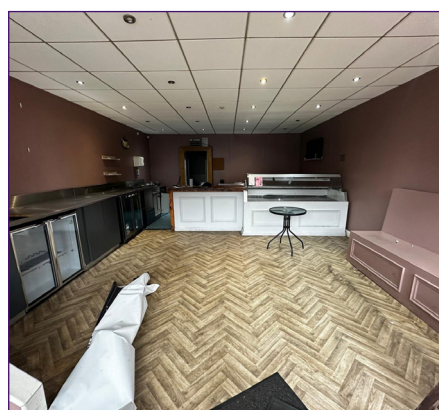
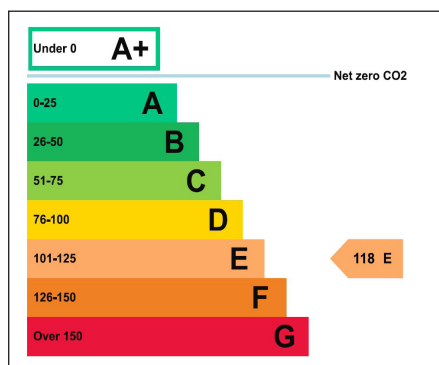


RETAIL UNIT

Location Map



EPC



Location

The A20 Upper Newtownards Road is one of the main arterial routes to connect neighbouring towns to Belfast City Centre, which is approx. 3 miles away from the subject. The property benefits from a glider stop located right outside the property. Neighbouring occupiers include Kristina Murray Solicitors, General Merchants Café, and residential.

Description

The property comprises a single storey, mid terrace unit, with rear trading access available from Cabin Hill Park. The property is made up of a mix of vinyl and tiled flooring, suspended ceilings, and plastered/painted walls. There are WC facilities and storage to the rear, kitchen, and main shop floor to the front.

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	667	62

Lease Details

Rent: £7,500 per annum
Term: New 3 - 5 year lease

Rates

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

Net Annual Value: £6,150
Rate in the £ for 2024/2025: £0.547184
Estimated rates payable: £3,686.08

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/ukksi/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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