



Laser hair removal

 **UNIQUE Home Care NI**
Your Home Care Specialist.
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Families First AWARDS
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BEST HEALTHCARE PROVIDER
EMPLOYER OF THE YEAR

urban s



urban beauty & skincare
028 9048 4202

AN SHOP

To Let Retail Unit
33B Comber Road, Dundonald BT16 2AA



McKIBBIN
COMMERCIAL
028 90 500 100

SUMMARY

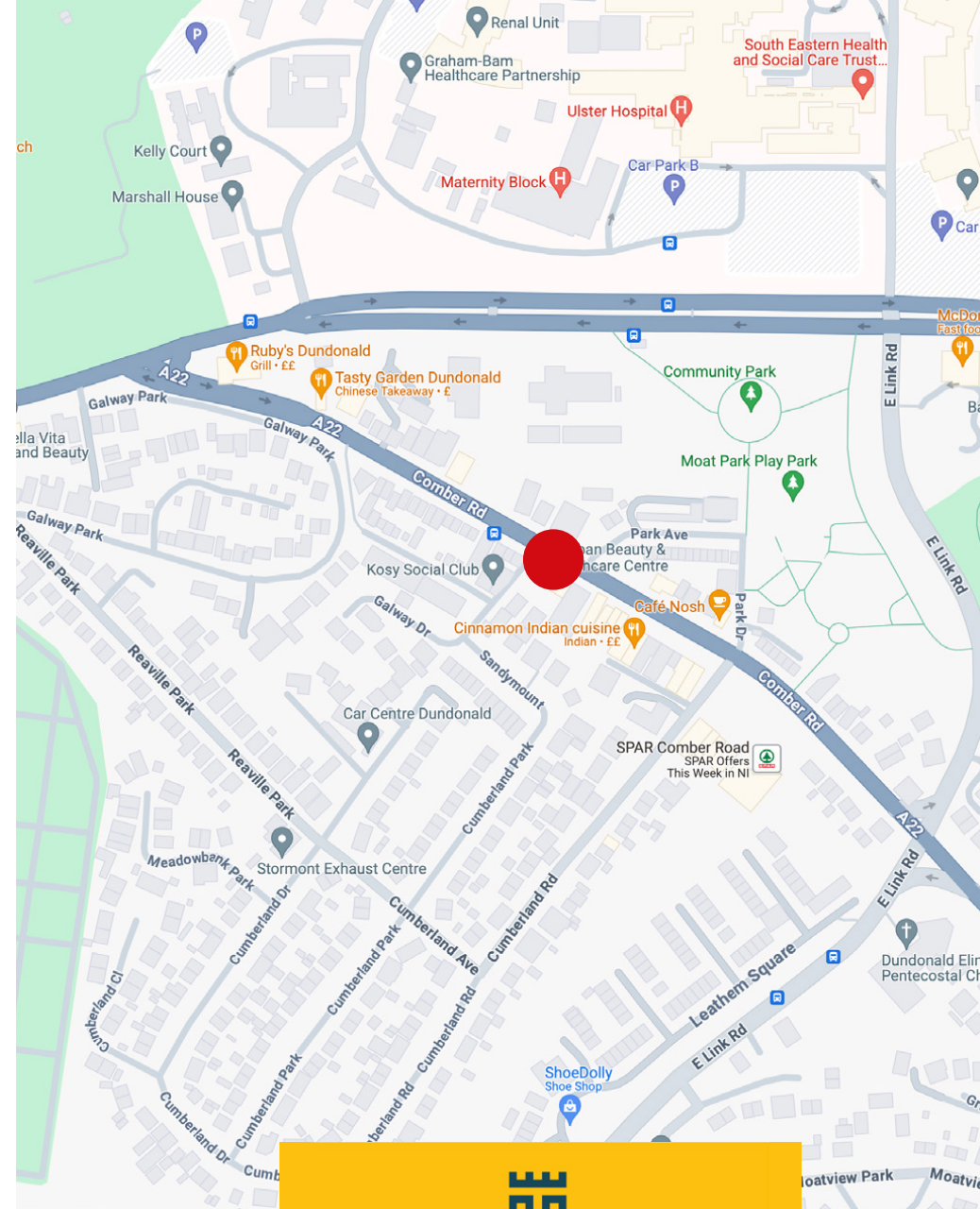
- Prominent retail unit in a superb commercial location
- Surrounded by a large catchment of housing
- Suitable for a wide variety of uses subject to planning

LOCATION

- The subject occupies a prominent location within Dundonald as part of a parade of shops.
- The A22 Comber Road is a busy thoroughfare with a high level of passing trade and a large residential population in the immediate vicinity. Occupiers in area include Urban Beauty & Skincare, Man Barbershop, MIS Claims and Spar.
- There is nearby on-street parking and public transport available.

DESCRIPTION

- The building comprises an electric roller shutter with a framed shop front. Internally there is laminated flooring, plastered and painted walls and suspended ceilings with LED lighting.
- The ground floor provides an open plan sales area with understairs storage. Stairs lead to the first floor which is divided into four office rooms and WC.
- Most recently in use as offices, this unit would be suitable for a number of different uses subject to any necessary planning consents.
- Available immediately.



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ACCOMMODATION

Description	Sq M	Sq Ft
Ground Floor Sales Area	42.63	459
Under Stair Storage	2.11	23
First Floor 4 Offices	20.64	222
WC		
Total NIA	65.38	704

LEASE DETAILS

Rent: £11,000 per annum, exclusive
Term: Negotiable
Repairs & Insurance: Tenant responsible for all repairs and reimbursement of the buildings insurance premium to the Landlord.
Security Deposit: The incoming Tenant will be required to place a deposit of 3 months' rent as security in case of default. The Landlord may also ask the Tenant to provide a guarantor.

RATES

We understand that the property has been assessed for rating purposes, as follows:-

NAV = £6,350

Rate in £ 2024/25 = 0.54718

Estimated Rates Payable 2024/25 = £2,779.69 (including 20% SBRR)

Interested parties should check their individual rates liability directly with Land & Property Services.

VAT

All prices and outgoings are exclusive o,f but may be liable to Value Added Tax.



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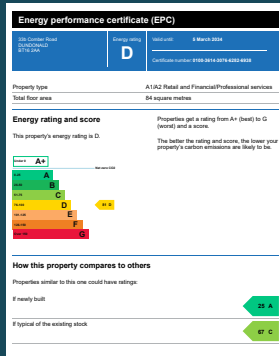
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EPC



CONTACT

For further information or to arrange a viewing contact:

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