

TO LET

Retail / Office Unit c.915 sq.ft. (83 sq.m.)
344 Upper Newtownards Road, Belfast BT4 3EX



Location

Located in the heart of the busy and smart shopping / dining destination of Ballyhackamore, this property has been fitted out to a good standard for use as a retail unit or sales office with generous ancillary space to the rear and first floor.

The property is in the same block as Winemark, Hilary Wilson Opticians, Wolf and Devour Burger Bar and Reed Rains, in a prominent and visual location close to the Sandown Road junction.

Description

Specification includes: aluminium shop front with electric roller shutter; suspended ceilings; laminate wooden flooring to ground floor, leading to separate office to rear, office / storage plus kitchenette and W.C. on first floor, with rear access to car park.



ACCOMMODATION

Ground Floor	Shop / Office	c.333 sq.ft.	(30.9 sq.m.)
	Rear Office	c.221 sq.ft.	(20.6 sq.m.)
First Floor	Office inc. Kitchen Area plus Separate W.C.	c.361 sq.ft.	(33.5 sq.m.)
Total Accommodation		c.915 sq.ft.	(83 sq.m.)

54 High Street Holywood BT18 9AJ Telephone +44 (0)28 9042 4747 email: nicola@trcommercial.co.uk

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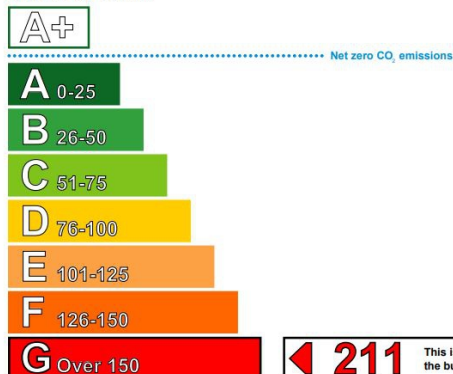
LEASE DETAILS

RENT	£12,000 per annum excl.	
TERM	5 years minimum on a full internal repairing and insuring basis plus a service charge	
VAT	May be applicable to the above	
RATES	NAV	£14,400
	Headline Rates payable 2020/2021	£7,750
	Please note that under Covid-19 legislation retail units are exempt from paying rates until 31 st March 2021.	
	The unit would also qualify for Small Business Rates Relief of 25%	
EPC	G-211	
VIEWING	By appointment with sole agents	028 9042 4747

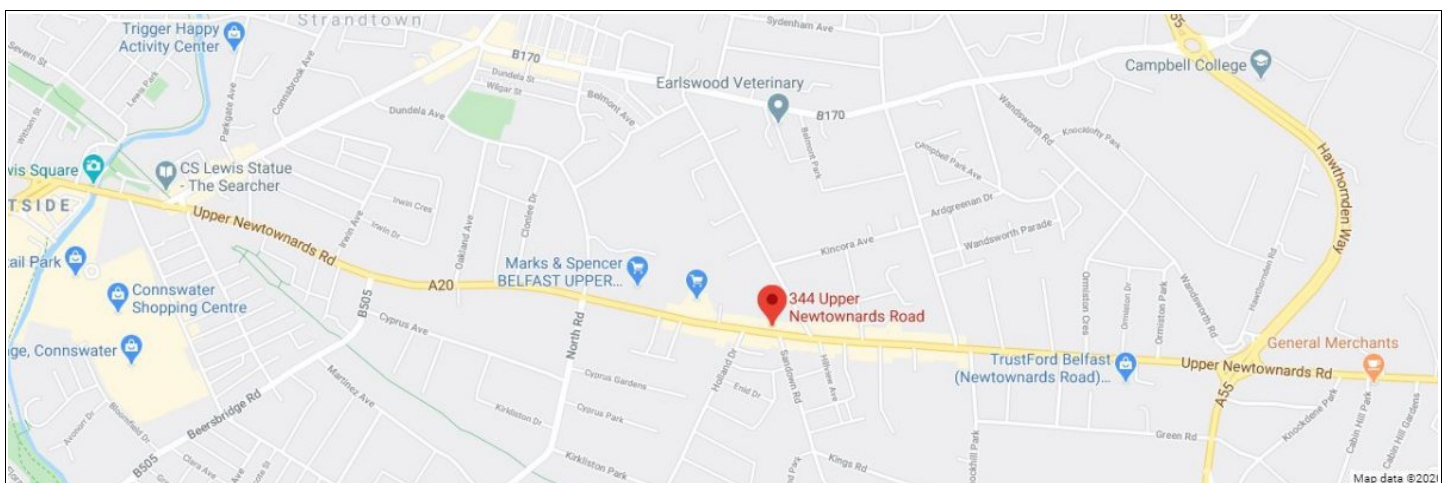


Energy Performance Asset Rating

More energy efficient



Less energy efficient



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