

TO LET

Retail Unit / Office c.829 sq.ft. (77.1 sq.m.)
342 Upper Newtownards Road, Belfast BT4 3EX



This property is located in the heart of the busy shopping / dining destination of Ballyhackamore. It will be fitted out to a high standard for use as a retail unit or sales office, with generous ancillary space to first floor.

Specification includes aluminium shop front, suspended ceilings, tiled floor at ground floor, plus electric roller-shutter.

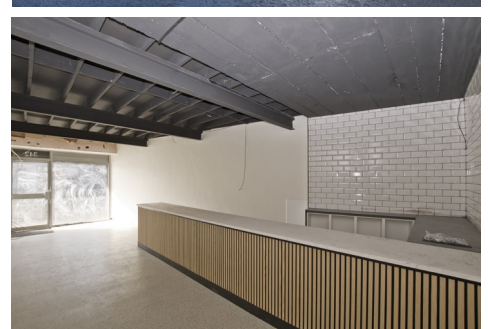
The property is in the same block as Winemark, Jonathan Keys Opticians, and Reed Raines Estate Agents in a prominent and visual location close to the Sandown Road junction.

SIZE

Ground Floor	Retail / Office plus Storage	c.388 sq.ft. c.18 sq.ft.	(36 sq.m.) (1.7 sq.m.)
First Floor	Offices Kitchen Area Separate W.C.	c.397 sq.ft. c.26 sq.ft.	(37 sq.m.) (2.4 sq.m.)
Total Accommodation		c.829 sq.ft.	(77.1 sq.m.)

RENT

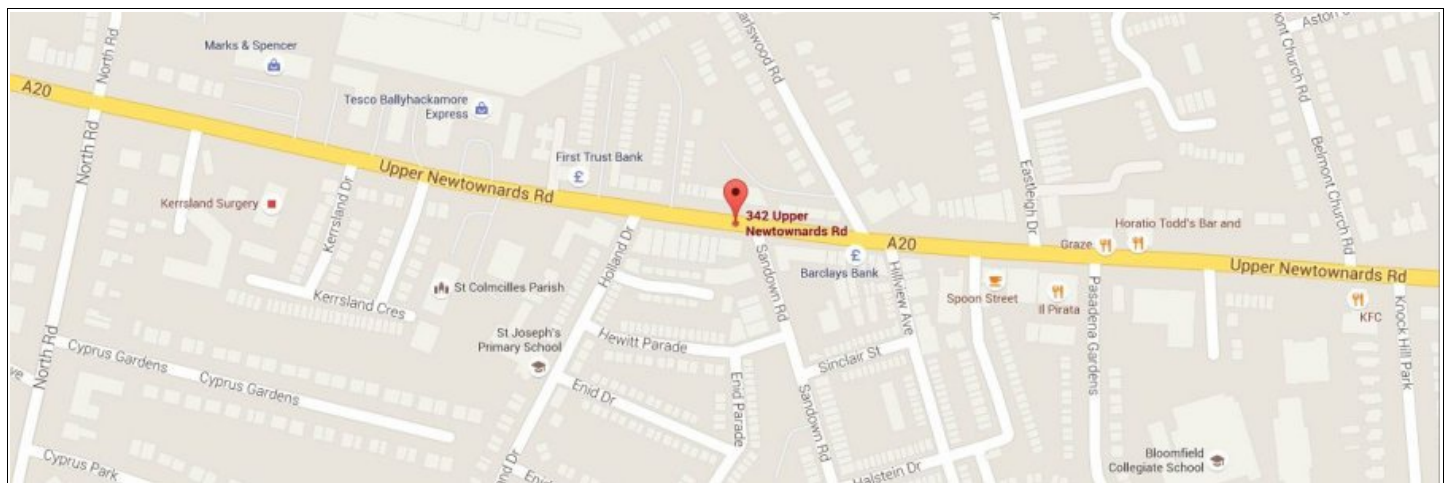
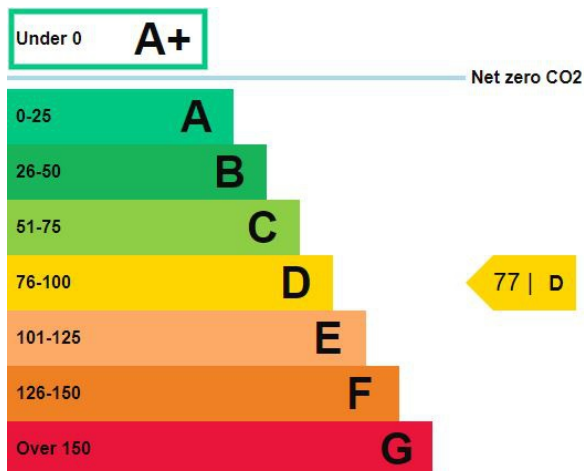
£11,000 per annum excl.



Suite 2, 3 Church Street, Newtownards BT23 4AN Telephone +44 (0)28 9131 3830 e-mail: gareth@trcommercial.co.uk

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VAT	Prices quoted are exclusive of VAT, which we understand is not chargeable.	
LEASE	3 years minimum on a Full Internal Repairing and Insuring basis.	
RATES	NAV	£10,500
	Rates payable 2024/2025 (with SBRR)	£5,035
EPC	D-77	
VIEWING	By appointment with sole agents	028 9131 3830



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