

# TO LET

Partly Fitted Hot Food Unit c.386 sq.ft. (35.8 sq.m.)  
985 Upper Newtownards Road, Dundonald, Belfast BT16 1RN



## LOCATION

The Subject property is located in the heart of Dundonald Village, adjacent to the vehicular exit from Asda and close to the busy junction of the Upper Newtownards Road, Church Road and Ballyregan Road. The Ulster Hospital is located about 400m away. Neighbouring occupiers include Tropical Tan, Titanic Vapour, Classic Blinds and Aesthetically Pleasing.

## DESCRIPTION

This is a partly fitted Hot Food unit at ground floor level, formerly trading as an Indian takeaway. It is finished to include solid floor with part tiled and part nonslip floor, UPVC double glazed shop front with roller shutter, PVC panelled walls and surface mounted fluorescent lighting.

The unit could also be suitable for a number of other retail uses. (subject to planning)

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

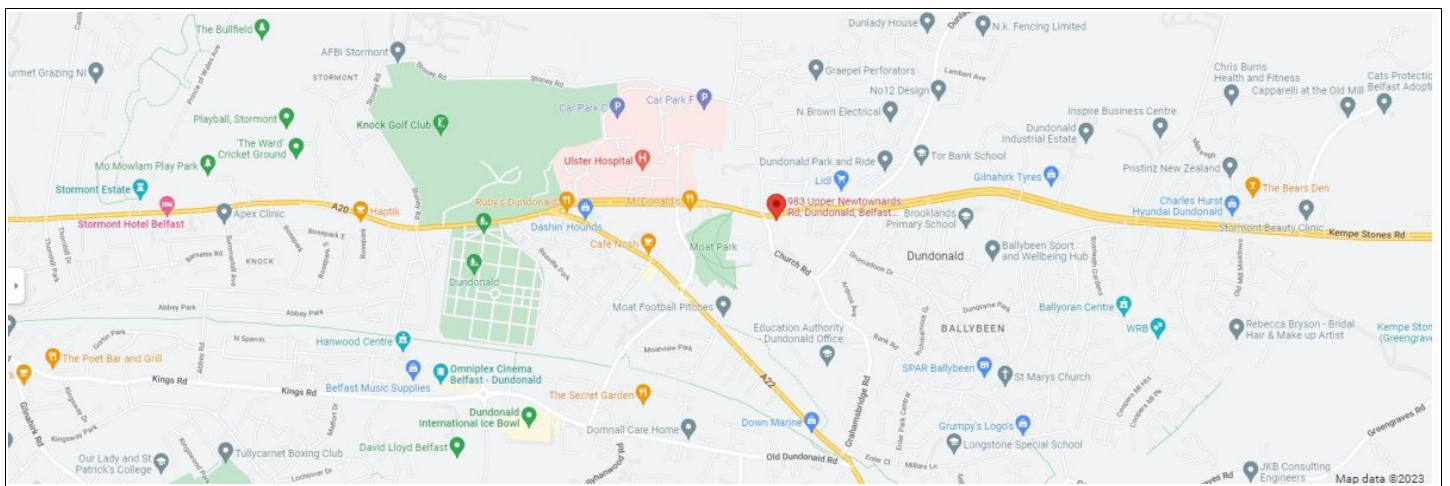
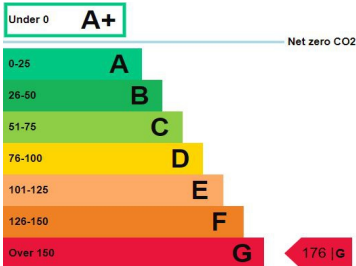
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### ACCOMMODATION

GF Hot Food Sales	c.137 sq.ft.	(12.7 sq.m.)
Kitchen / Prep	c.179 sq.ft.	(16.6 sq.m.)
Rear Prep / Storage Plus WC	c. 70 sq.ft.	(6.5 sq.m.)
<b>Total</b>	<b>c.386 sq.ft.</b>	<b>(35.8 sq.m.)</b>

### LEASE DETAILS

RENTAL	£9,000 per annum exclusive	
LEASE	Minimum 5 years	
RATES	NAV	£4,450
	Rates payable 2025/26 with SBRR	£1,890
REPAIRS / INSURANCE	Full Internal Repairing and Insuring basis lease	
EPC	G-176	
VAT	Prices quoted are exclusive of VAT, which is not chargeable.	
VIEWING	By appointment with Sole Agent 028 9131 3830	



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