

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

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Misrepresentation Act 1967: The premises are offered subject to contract, availability and confirmation of details. The particulars do not form any part of a contract and whilst believed to be correct no responsibility can be accepted for any errors. None of the statements contained in the particulars are to be relied on as statements of fact. Any interested purchasers or lessees must satisfy themselves by inspection or otherwise as to the correctness of those statements. The Vendors or Lessors do not make or give TRC or any person in its employment, any authority to make or give any representations or warranty whatsoever in relation to this property. Unless otherwise stated all prices and rentals are exclusive of VAT to which they may be subject.

ACCOMMODATION

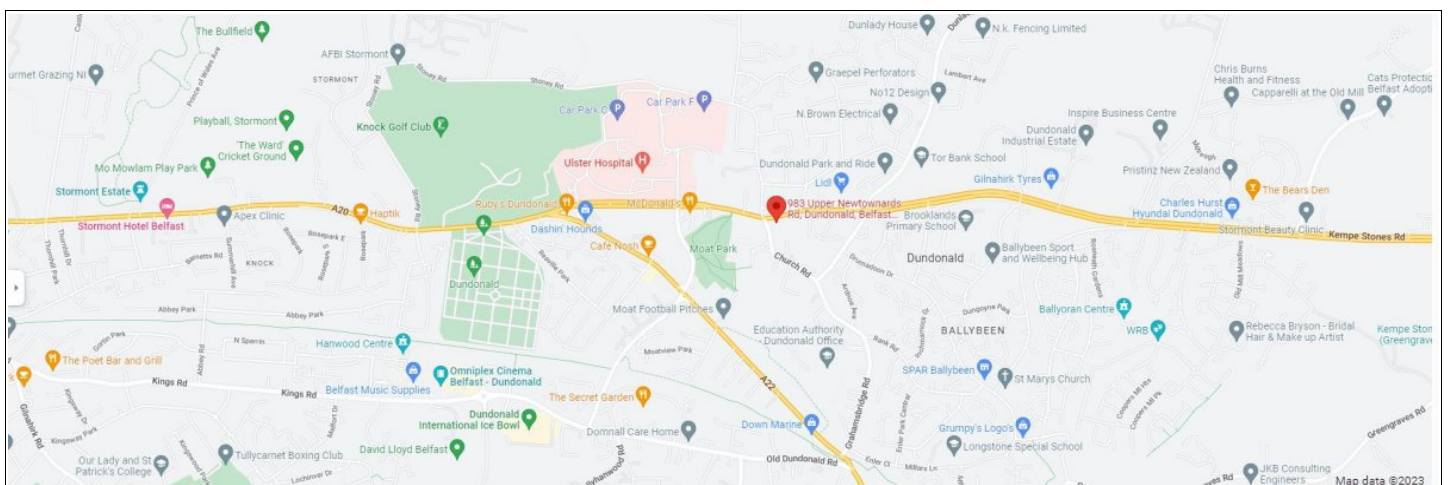
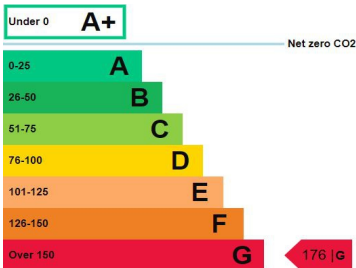
GF Hot Food Sales	c.137 sq.ft.	(12.7 sq.m.)
Kitchen / Prep	c.179 sq.ft.	(16.6 sq.m.)
Rear Prep / Storage Plus WC	c. 70 sq.ft.	(6.5 sq.m.)
Total	c.386 sq.ft.	(35.8 sq.m.)

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	

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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