

For Sale / To Let

Retail Unit

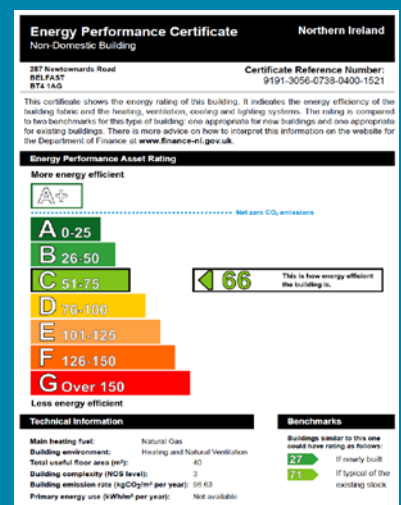
287 Newtownards Road, Belfast, BT4 1AG



- Prominent ground floor retail unit on the busy Newtownards Road.
- High volume of passing vehicular and pedestrian traffic.
- Accommodation extends to approx. 385 sq ft (35.77 sq m).
- Unit benefits from a good fit-out and requires minimal ingoing expenditure.
- Suitable for a variety of uses subject to any necessary statutory consents.



16 Howard Street, Belfast, BT1 6PA



028-9031 6121
gvani.co.uk

Location

The Newtownards Road is one of Belfast's main arterial routes heading East from Belfast City Centre towards Ballyhackamore. The subject property is situated close to the junction with Dee Street.

The Newtownards Road is located in a densely populated residential area and benefits from a high level of passing traffic and pedestrian footfall.

Surrounding occupiers include William Hill Bookmakers, Portview Trade Centre, James Brown & Sons Funeral Directors and East Belfast Partnership.

Description

The ground floor retail unit is currently fitted out for use as a hairdressers with a separate beauty room. The unit has been finished to a high standard to include plastered and painted walls, suspended ceilings with fluorescent lighting and a gas boiler providing heat to wall mounted radiators.

Accommodation

The unit provides the following approximate dimensions and areas:-

| Description | Sq m | Sq ft |
|--------------|--------------|------------|
| Retail | 34.19 | 368 |
| Store | 1.58 | 17 |
| Total | 35.77 | 385 |

Lease Terms

| | |
|------------|--|
| Term: | Negotiable |
| Rental: | £6,000 per annum exclusive |
| Repairs: | Effectively a full repairing and insuring lease with a service charge provision. |
| Insurance: | Tenant to reimburse landlord with a proportion of the buildings insurance premium. |

Price

Price on Application.

Title

Freehold or long leasehold subject to a nominal ground rent (if applicable).

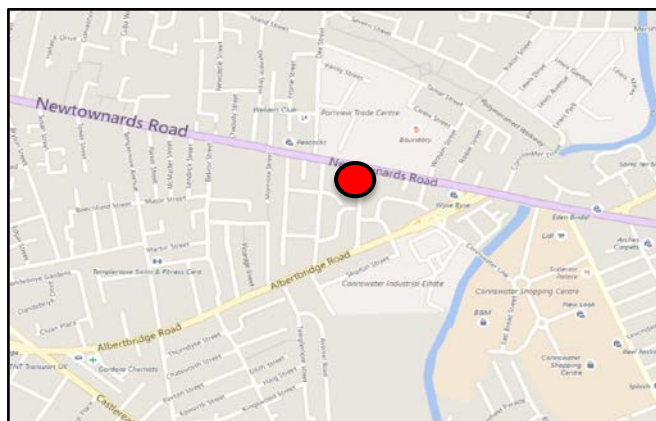
VAT

All prices and rentals quoted are exclusive of, and maybe subject to VAT.

NAV

| | | |
|-------------------------|---|-----------|
| Retail Unit | = | £5,800 |
| Rate in £ (2018/19) | = | £0.602803 |
| Rates Payable (approx.) | = | £3,496 pa |

Note: This property maybe eligible for the small business rate relief scheme which would provide for a 20% saving. Interested parties should make their own enquiries.



Location Plan for Identification

Contact

For further information or to view please contact:-

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