



For Sale/To Let Hot Food Premises

203 Upper Newtownards Road, Belfast BT4 3JD


**FRAZER
KIDD**

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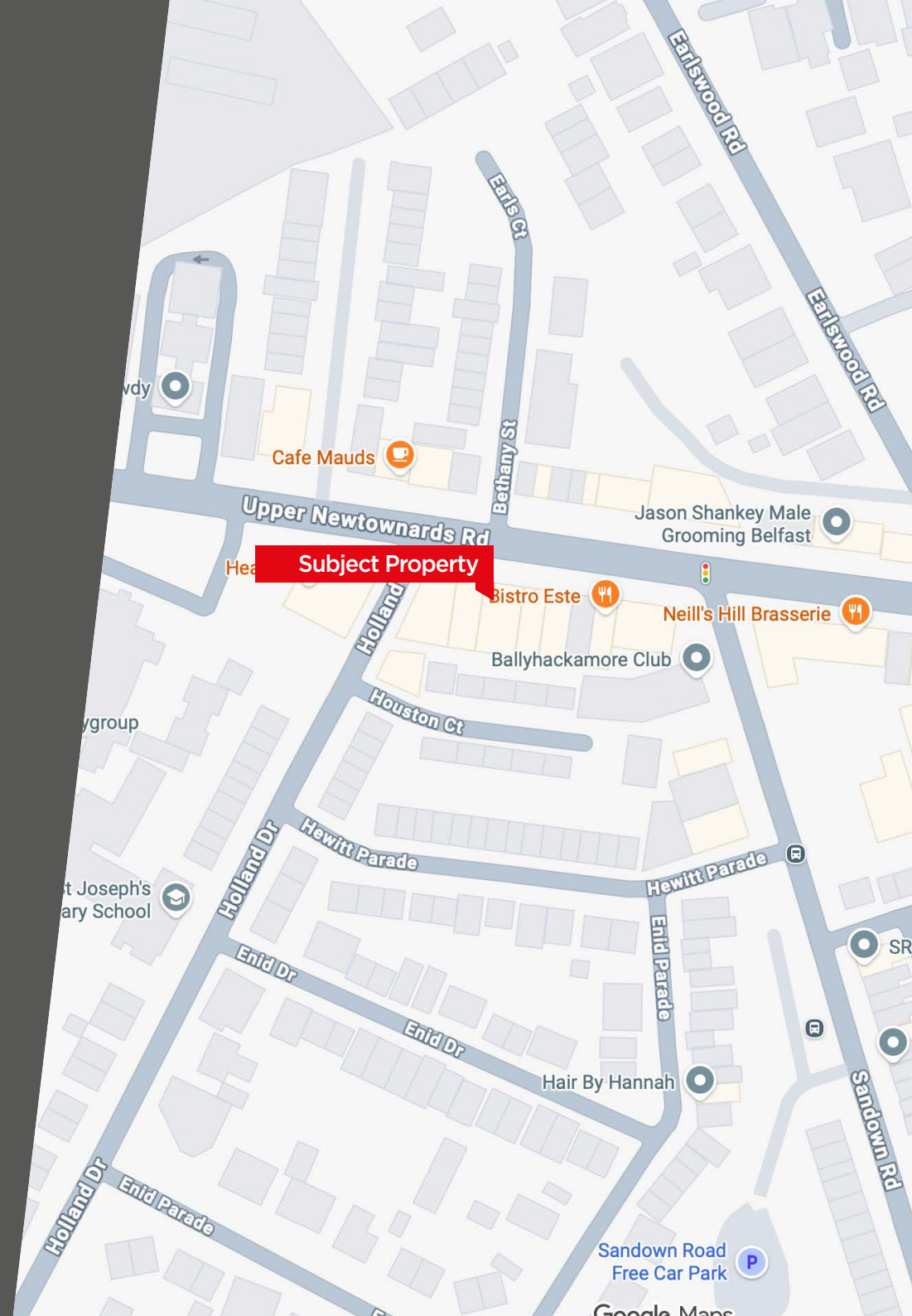
Summary

- Superb Single story retail Premises.
- Situated in an extremely popular and bustling position in Ballyhackamore.
- Former takeaway suitable for a variety of uses subject to any statutory consents.
- Property extends to approximately c.821 sq ft.

Location

The subject property occupies a highly prominent position on the Upper Newtownards Road in Ballyhackamore, a vibrant and popular location approximately 3 miles from Belfast City Centre. Located between Holland Drive and Sandown Road a popular residential area.

Ballyhackamore exhibits a mix of retail, offices, restaurants and high-density residential housing. Nearby occupiers include Tesco Express, Caffe Mauds, The Highway Man Coffee Shop, M&S Food and a wide variety of restaurants



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Description

The property comprises of a ground floor retail unit formerly occupied as a takeaway and fitted out to include, plastered and painted walls, suspended ceilings with integrated fluorescent strip Lighting an air conditioning system and an electrically operated roller shutter.

Accommodation

We calculate the approximate Net Internal Areas to be as follows:

| Description | Sq. M | Sq. Ft |
|--------------|--------------|------------|
| Sales Area | 41.54 | 447 |
| Kitchen | 23.89 | 257 |
| Store | 10.80 | 116 |
| Total | 76.23 | 821 |

Lease

Length of lease by negotiation.

Rates

Nav: £16,300.00

Non-Domestic Rate in £ (25/26): 0.626592

Rates Payable: £10,213.45

We recommend that you contact Land & Property Services to verify these figures (Tel: 0300 200 7801).



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Price / Rent

For Sale: Invited in the region of £200,000

To Let: Inviting offers in the region of £17,500 per annum

Repair

Tenant responsible for interior repairs and exterior repairs by way of service charge.

Title

It is assumed that the property is held by freehold or long leasehold, subject to the payment of a nominal ground rent.

Service Charge

Tenant to be responsible for the payment of a Service Charge in connection with building insurance and agent's management fees, which are calculated at 5% plus VAT of the annual rent.

VAT

All figures quoted are exclusive of VAT, which may be payable.

Viewing

Strictly by appointment with the sole selling/letting agents:

Frazer Kidd

028 9023 3111

mail@frazerkidd.co.uk





FRAZER KIDD

For further information please contact:

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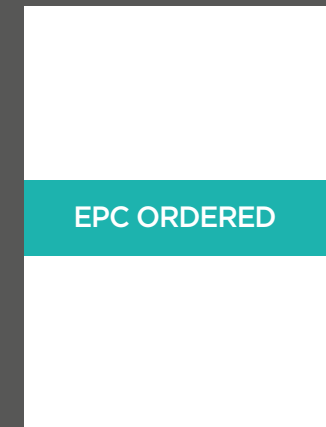
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EPC



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