



To Let Ground Floor Commercial Property

Unit 2 Emerson House, 14b Ballynahinch Road, Carryduff BT8 8DN


**FRAZER
KIDD**

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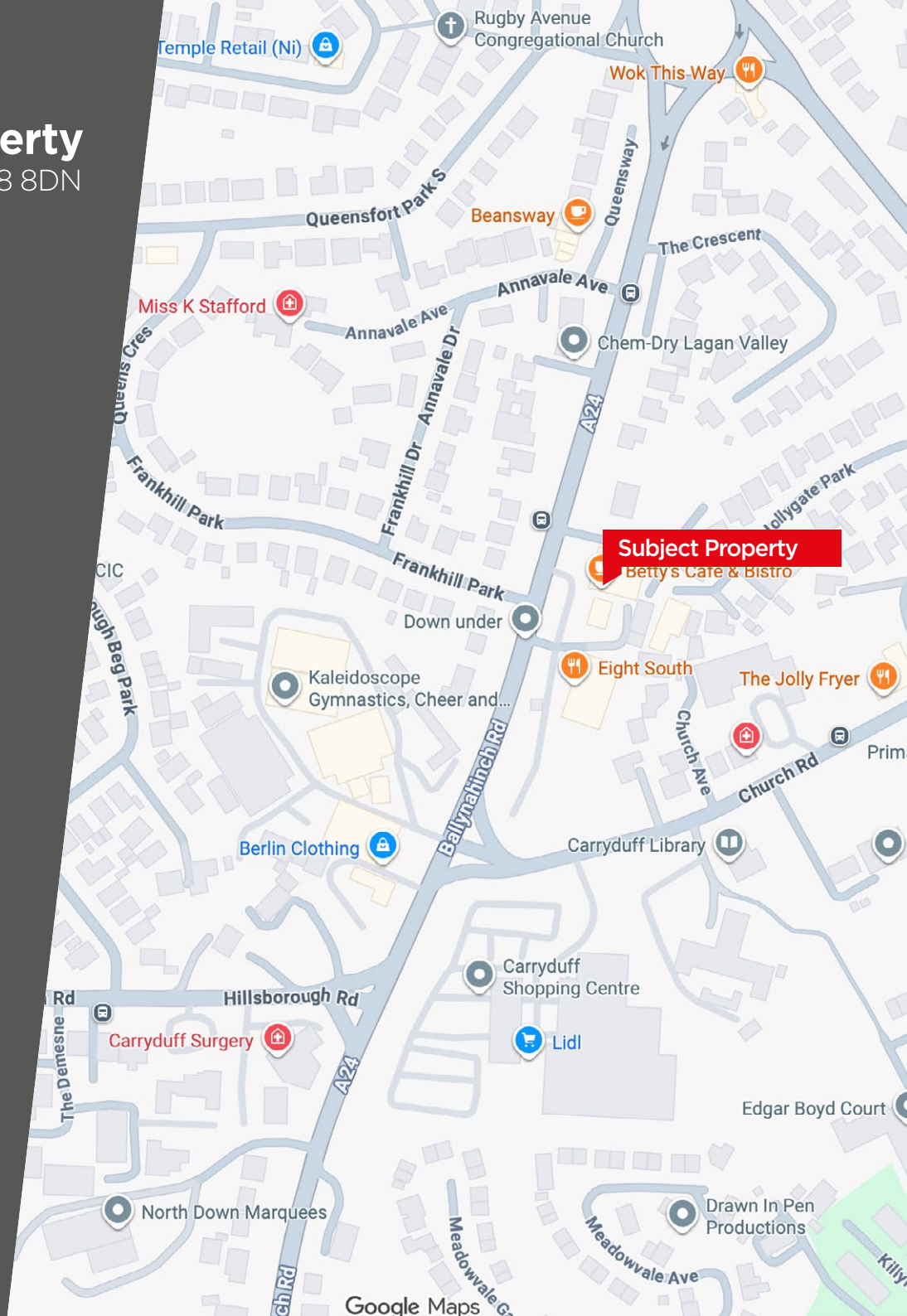
Summary

- Situated on the busy Ballynahinch Road a busy arterial route to Belfast
- Benefitting from onsite car parking
- The premises extends to approximately 3,135 Sq Ft (291.23 Sq m)
- Suitable for a variety of commercial uses, subject to any statutory planning consents.

Location

The subject property is situated on the busy Ballynahinch Road, a main arterial route for commuters travelling to and from Belfast. Adjacent occupiers include McCall Tiles and Bathrooms with frontage overlooking the main road and benefits from onsite car parking. The property occupies an accessible location within a 20-minute drive from Belfast City Centre.

Carryduff is strengthening its position as a leading commuter hub in Northern Ireland, with Lidl's £9 million redevelopment bringing new investment, jobs and amenities to the town, along with the arrival of Andrew Morris in the vicinity.



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Description

The property is a versatile ground floor commercial building with large open plan retail space with rear office, kitchen and WC facilities. The property is finished with plastered and painted walls, suspended ceiling with LED lighting. Benefitting from electric roller shutter, side access and air conditioning.

Lease

The property is available to lease by way of assignment, with salient details of the current lease being as follows:

- Term: 20 Years (expiring on 30th June 2042)
- Lease: Tenant is responsible for internal repairs and external repair by way of service charge
- Rent: £25,000 per annum exclusive of VAT
- Rent Review: Rent to be reviewed on 1st July 2027, 1st July 2032 and 1st July 2037
- Break option: Tenant to have the option to break at 1st July 2027, 1st July 2032 and 1st July 2037, providing 6 months written notice.
- Insurance: Tenant to repay landlord's building insurance premium
- Note: A new lease may be available by negotiation

Rates

NAV: £28,600

Rates Payable: £16,774 per annum

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

VAT

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

Viewing

Strictly by appointment with the sole letting agents:

Frazer Kidd

028 9023 3111

mail@frazerkidd.co.uk





FRAZER KIDD

For further information please contact:

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