



For Sale Office Premises

171-173 Upper Newtownards Road, Belfast, BT4 3HZ

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**FRAZER
KIDD**

For Sale Office Premises

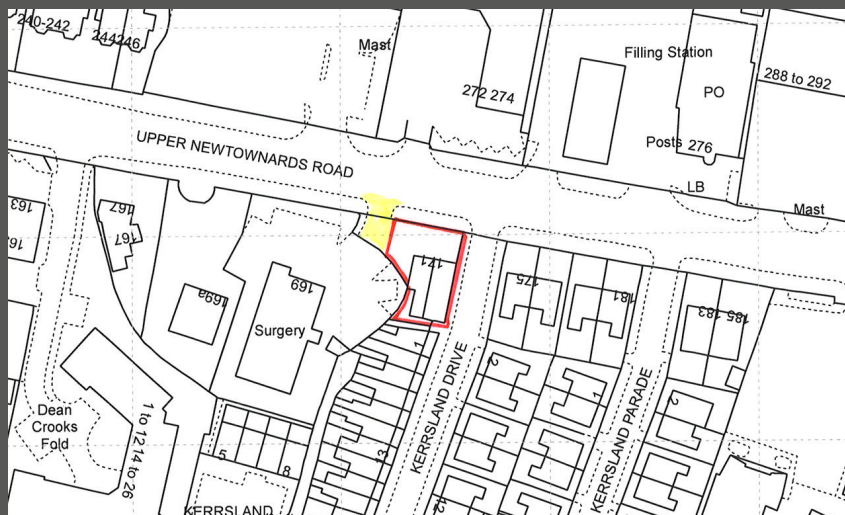
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Summary

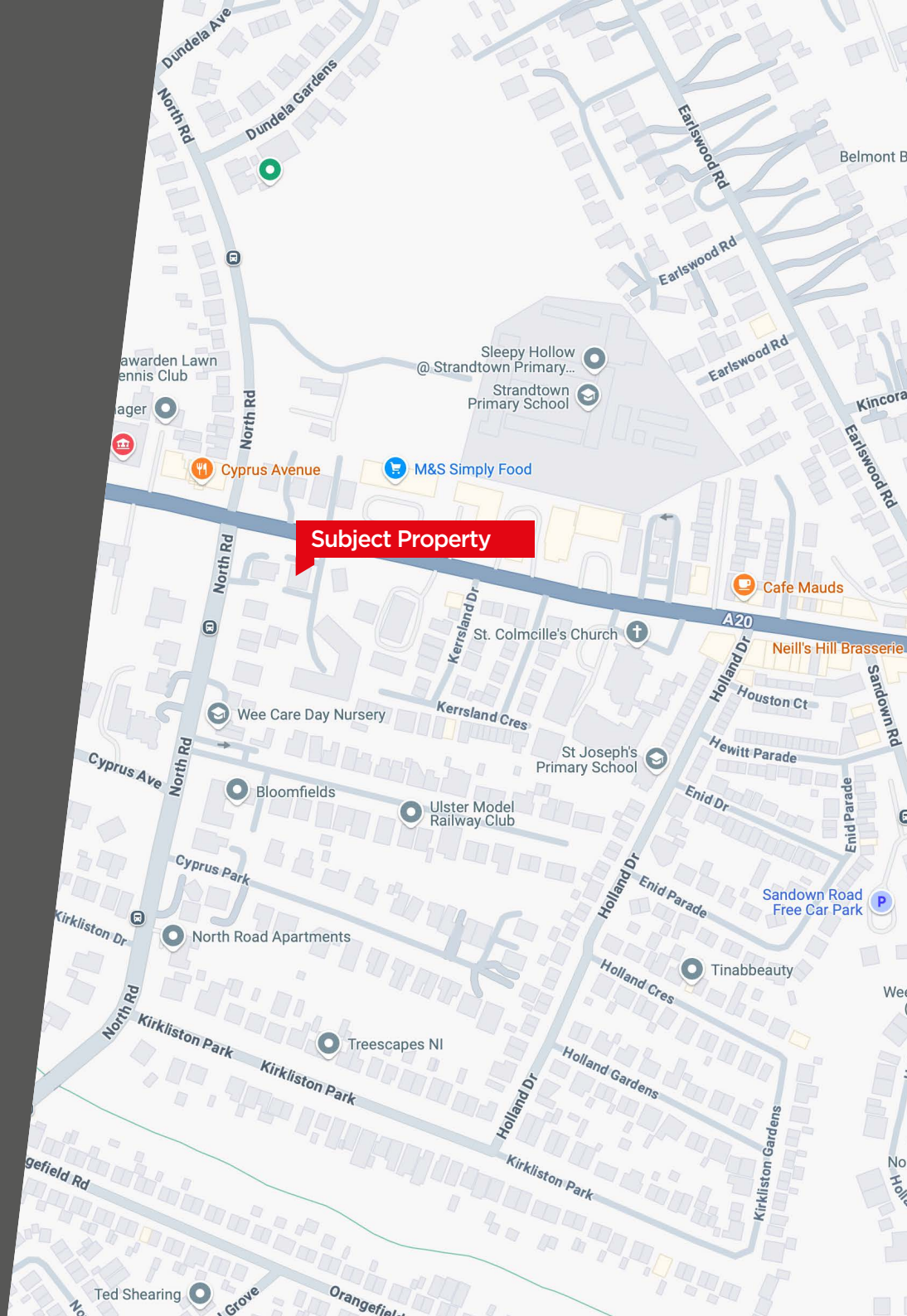
- Situated on the bustling Upper Newtownards Road.
- Office accommodation extending to c. 2,622 Sq Ft with car parking on site.
- Suitable for a variety of commercial uses, subject to any statutory planning consents.
- Nearby occupiers include M&S Food, Kwik Fit, Cyprus Avenue and Eurospar petrol filling station with post office.
- The property provides ease of access to the city centre via Glider and private car.

Location

The property is situated on Upper Newtownards Road, is surrounded by a mix of retail and residential premises. Located approximately 2 miles from Belfast City Centre, providing ease of access to the wider motorway network and Belfast City Airport.



Not To Scale. For indicative purposes only.



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Description

The property is a well-presented office building of traditional brick and block construction beneath a pitched slate-tiled roof.

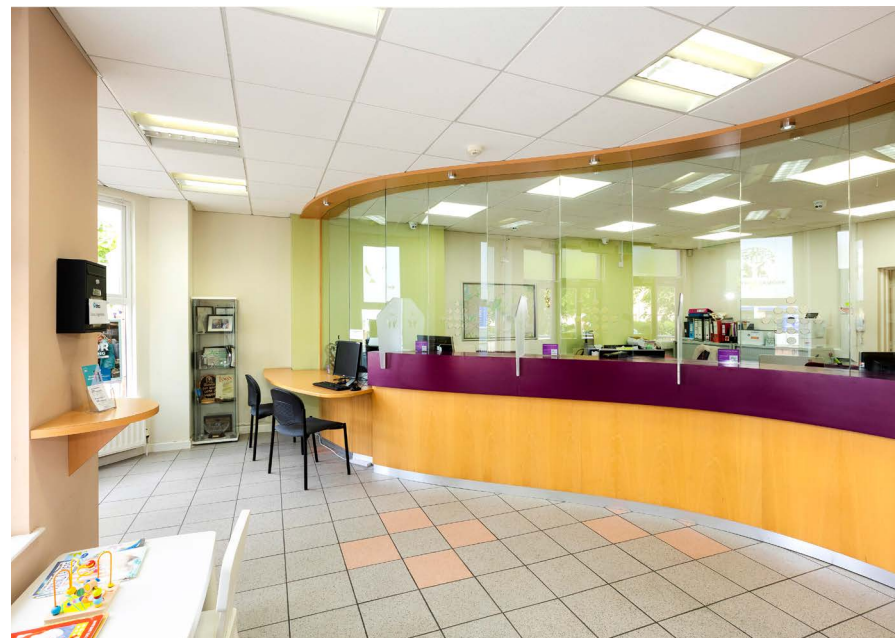
The ground floor features a spacious open-plan reception and office area, providing a flexible and welcoming working environment. The upper floors accommodate a range of private offices, a dedicated boardroom, and useful storage areas, offering a practical layout for a variety of business needs.

The property benefits from oil-fired central heating throughout.

Accommodation

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

Floor	Description	Sq. M	Sq. Ft
Ground Floor	Front of House	63.12	679
	Back Office	26.14	281
	Strong Room	6.43	69
	Private Office	5.06	54
	Accessible WC/WHB		
First Floor Return	Rear Office	7.48	80
	Kitchen	11.87	128
	Ladies WC		
	Male WC		
First Floor	Rear Office	13.78	148
	Boardroom	44.95	483
	Rear Store	5.44	59
Second Floor	Front Office 1	20.18	217
	Front Office 2	19.68	212
	Rear Office 1	9.63	104
	Rear Office 2	7.42	80
	Store	2.40	26
Total floor area		243.58	2,622



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Title

Assumed freehold/long leasehold

Price

Inviting Offers in the Region of £425,000

Rates

NAV: £20,500

Non-Domestic Rate in £ (23/24): 0.626592

Rates Payable: £12,285.92 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 selling agents:

Frazer Kidd

028 9023 3111

mail@frazerkidd.co.uk





For further information please contact:

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