



To Let by way of assignment Prime Retail Unit

265-267 Upper Newtownards Road, Belfast, BT4 3JF

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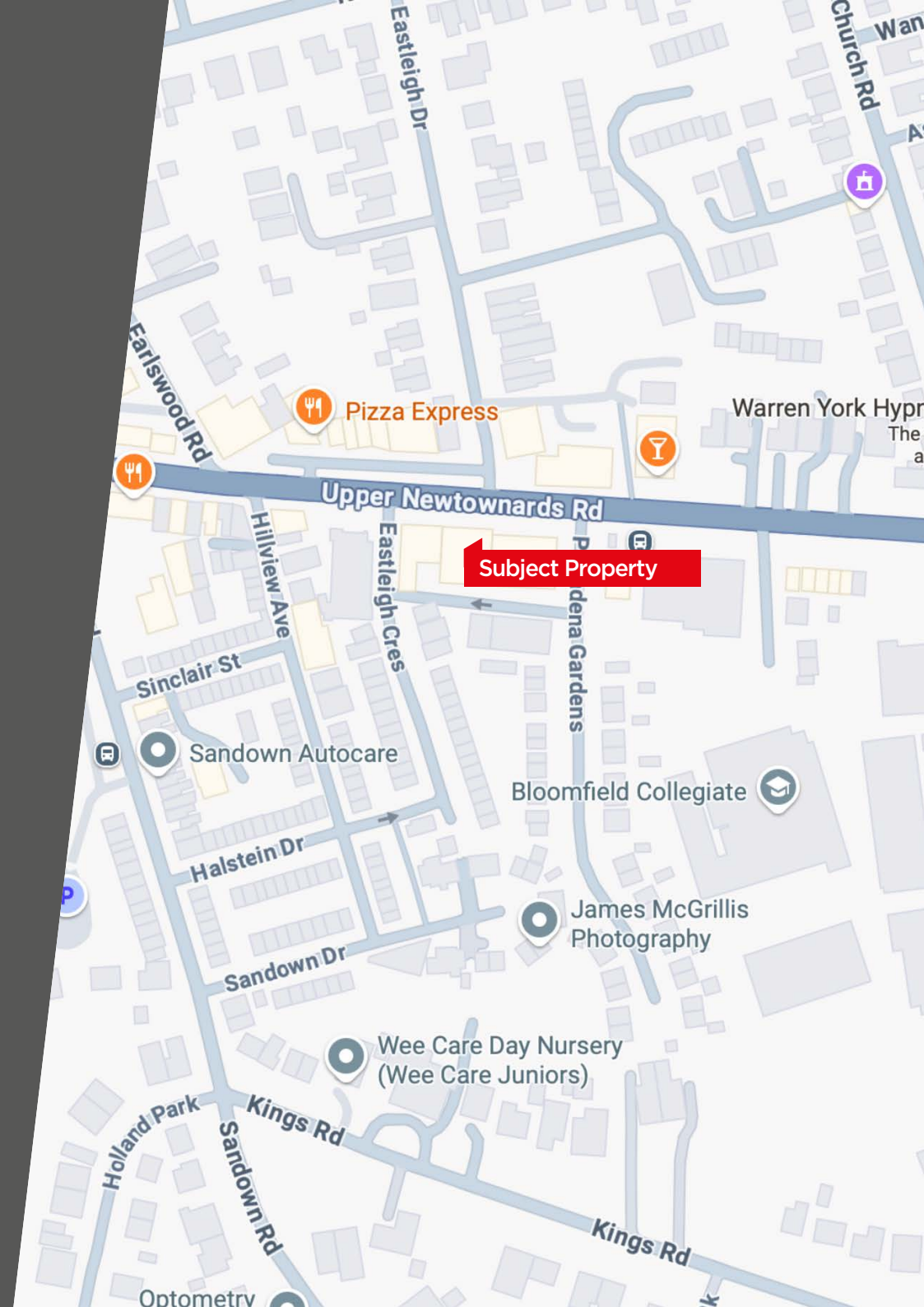
265-267 Upper Newtownards Road, Belfast, BT4 3JF

Summary

- Prominent commercial premises located on Upper Newtownards Road.
- The premises is finished to a good standard extending to c. 838 Sq Ft.
- Suitable for a variety of commercial uses, subject to any statutory planning consents.

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. Ballyhackamore exhibits a mix of retail, offices, restaurants and high-density residential housing. Nearby occupiers include Simon Brien, Caffè Nero, AL Gelato and a wide variety of restaurants.



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Description

The property comprises an open plan front of house with rear kitchen, with ground floor wc and shower. The first floor benefits from 3 offices, 2 store rooms and a wc.

The property benefits from glazed frontage, electric roller shutter, gas central heating and rear yard.

Accommodation

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

Description	Sq. M	Sq. Ft
Ground Floor	33.95	365
1st Floor	43.9	472
Total Approximate Gross Internal Area	77.85	838

Rates

NAV: £10,600

Rates Payable (2025/26): £6,641.88 per annum

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

Rent

Lease Expiry: 1st May 2028

Rent: £15,000 per annum

Repair: Tenant responsible for repair of exterior and interior including structure.

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

