



To Let by way of assignment Prime Retail Unit

263 Upper Newtownards Road, Belfast

■ ■ ■ ■ ■ ■ ■ ■ ■ ■
**FRAZER
KIDD**

To Let by way of assignment Prime Retail Unit

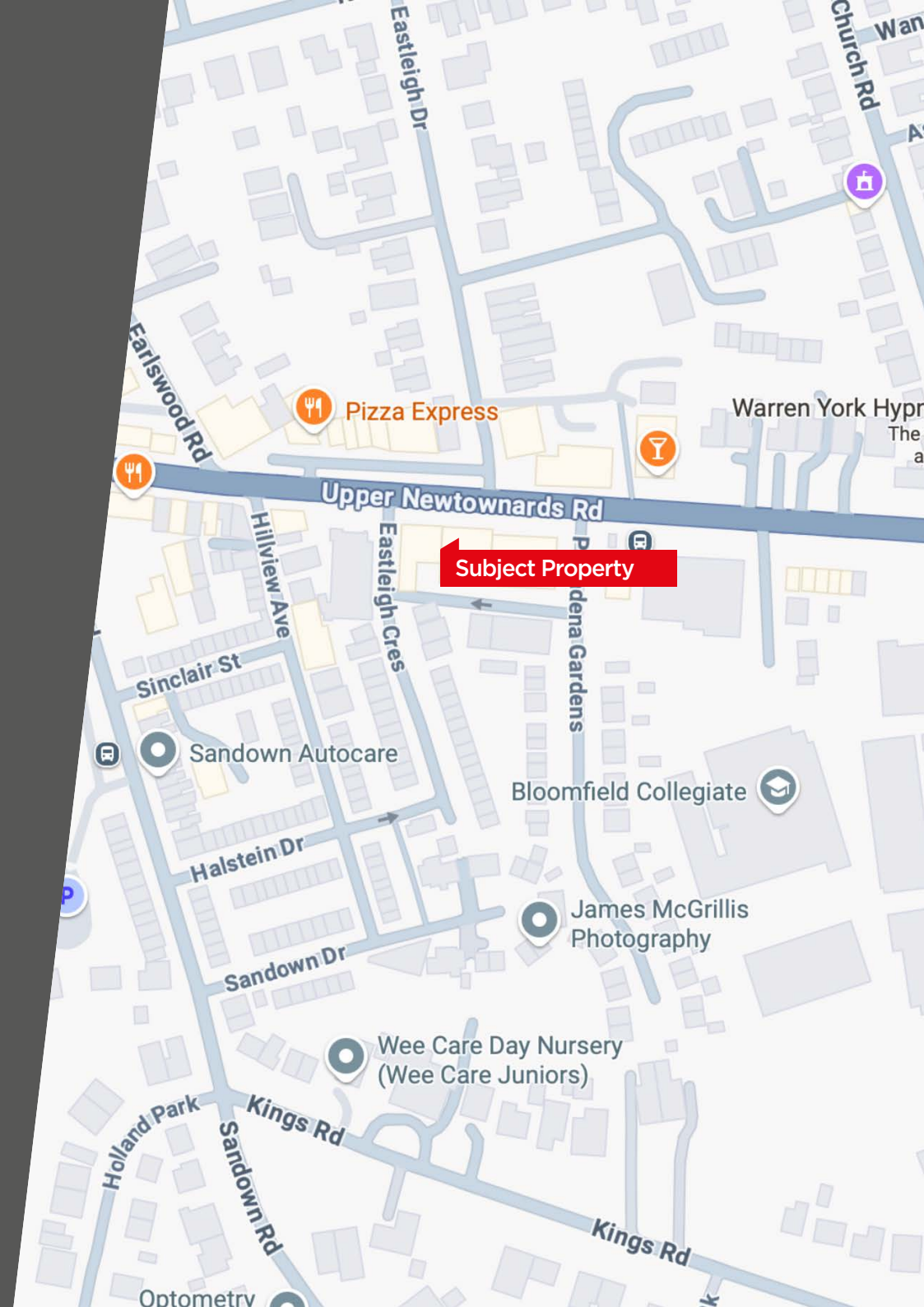
263 Upper Newtownards Road, Belfast

Summary

- Prominent commercial premises located on Upper Newtownards Road.
- The premises is finished to a good standard extending to c. 588 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.



To Let by way of assignment Prime Retail Unit

263 Upper Newtownards Road, Belfast

Description

The property comprises an open plan front of house. The property benefits from roller shutter access.

Accommodation

We calculate the approximate Net Internal Area to be 588 sq ft (54.7 sq m).

Rent

Lease Expiry: 1st May 2028

Rent: £12,000 per annum

Repair: tenant responsible for whole of the exterior and interior of the property

Rates

NAV: £10,700

Rates Payable (2025/26): £6,704.53 per annum

Please note, this property should be eligible for a 20% reduction in rates payable due to Small Business Rates Relief. 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



