



To Let Restaurant/Café Premises

Unit 3, 221-223 Upper Newtownards Road, Belfast, BT4 3JD


**FRAZER
KIDD**

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Summary

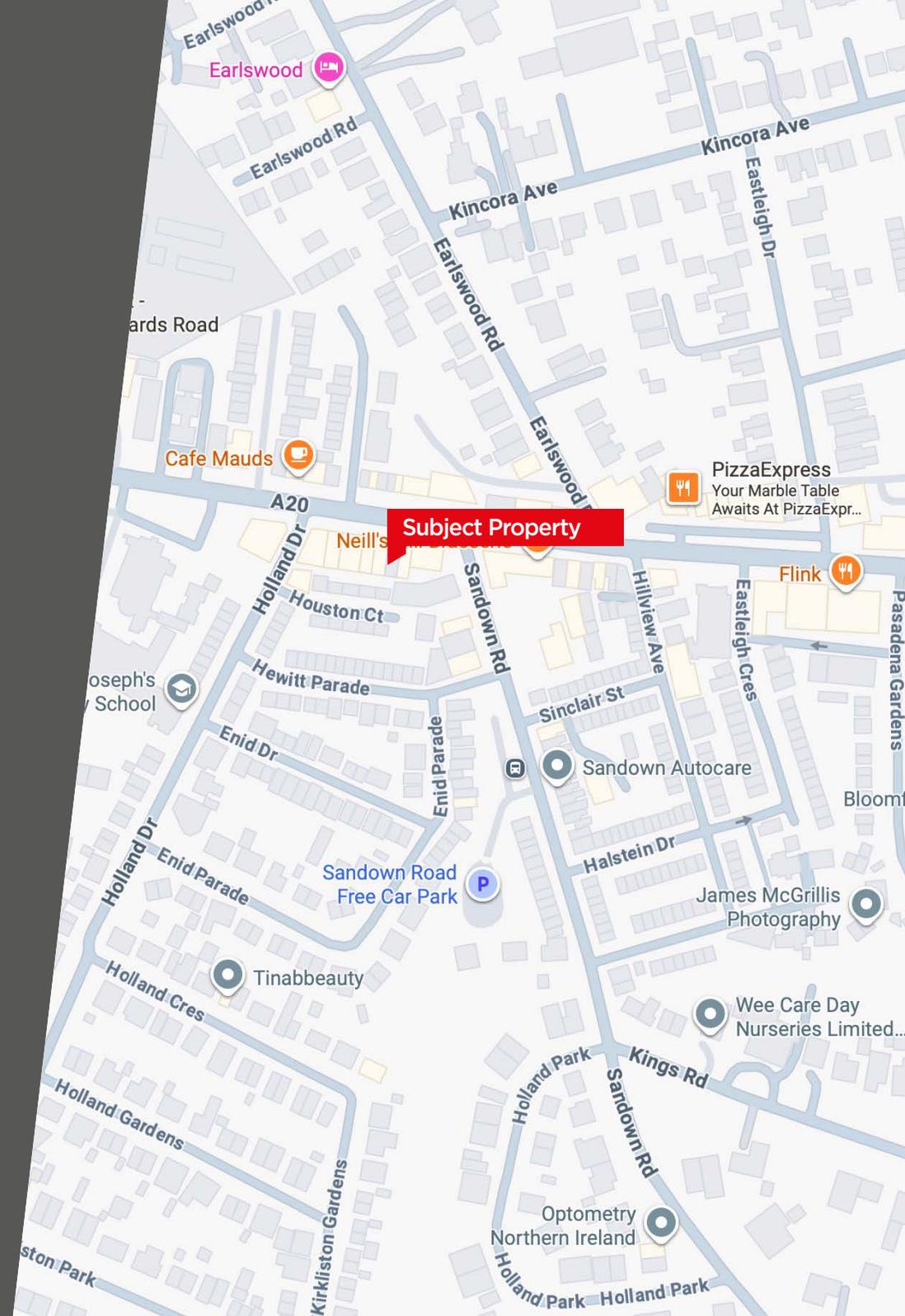
- Situated in an extremely popular and bustling position in Ballyhackamore
- Former restaurant suitable for a variety of uses subject to any statutory consents
- Property extends to c.1,037 sq ft with a seating capacity of c.45 persons

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 esco Express, Caffè Mauds, The Highway Man Coffee Shop, M&S Food and a wide variety of restaurants.



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Description

The property comprises of an open plan ground floor retail unit with a shared yard area at the rear.

The property was formerly occupied as a restaurant and fitted out to a high standard to include, plastered and painted walls, suspended ceilings with integrated florescent strip lighting, internal air conditioning system and an electrically operated roller shutter.

The current layout hosts for approximately 45 covers

Accommodation

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

Description	Sq. M	Sq. Ft
Kitchen	9.34	101
Front of House	87.06	937
W/Cs		
Total Approximate Net Internal Area	96.40	1,037

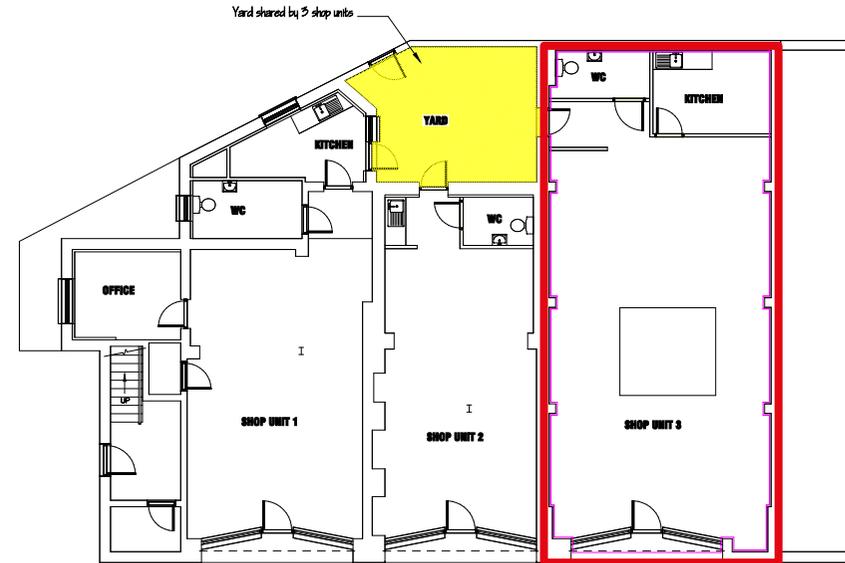
Rates

NAV: £11,300

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

Rates Payable: £7,080.49 per annum

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



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Lease

Length of lease by negotiation.

Rent

Inviting offers in the region of £25,000 per annum.

Repair

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

Service Charge

Tenant to be responsible for the payment of a Service Charge in connection with the upkeep, maintenance and decoration of the building of which the subject premises forms part, to include building insurance and agents' 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 letting agents:

Frazer Kidd

028 9023 3111

mail@frazerkidd.co.uk



