



To Let Retail Premises

443/445 Newtownards Road, Belfast BT4 1AQ


**FRAZER
KIDD**

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Summary

- Superb Three Story Retail Premises.
- Situated in an extremely popular and bustling position on the Newtownards Road.
- Former Clothing Shop suitable for a variety of uses subject to any statutory consents.
- Property extends to approximately c.2,113 sq ft.

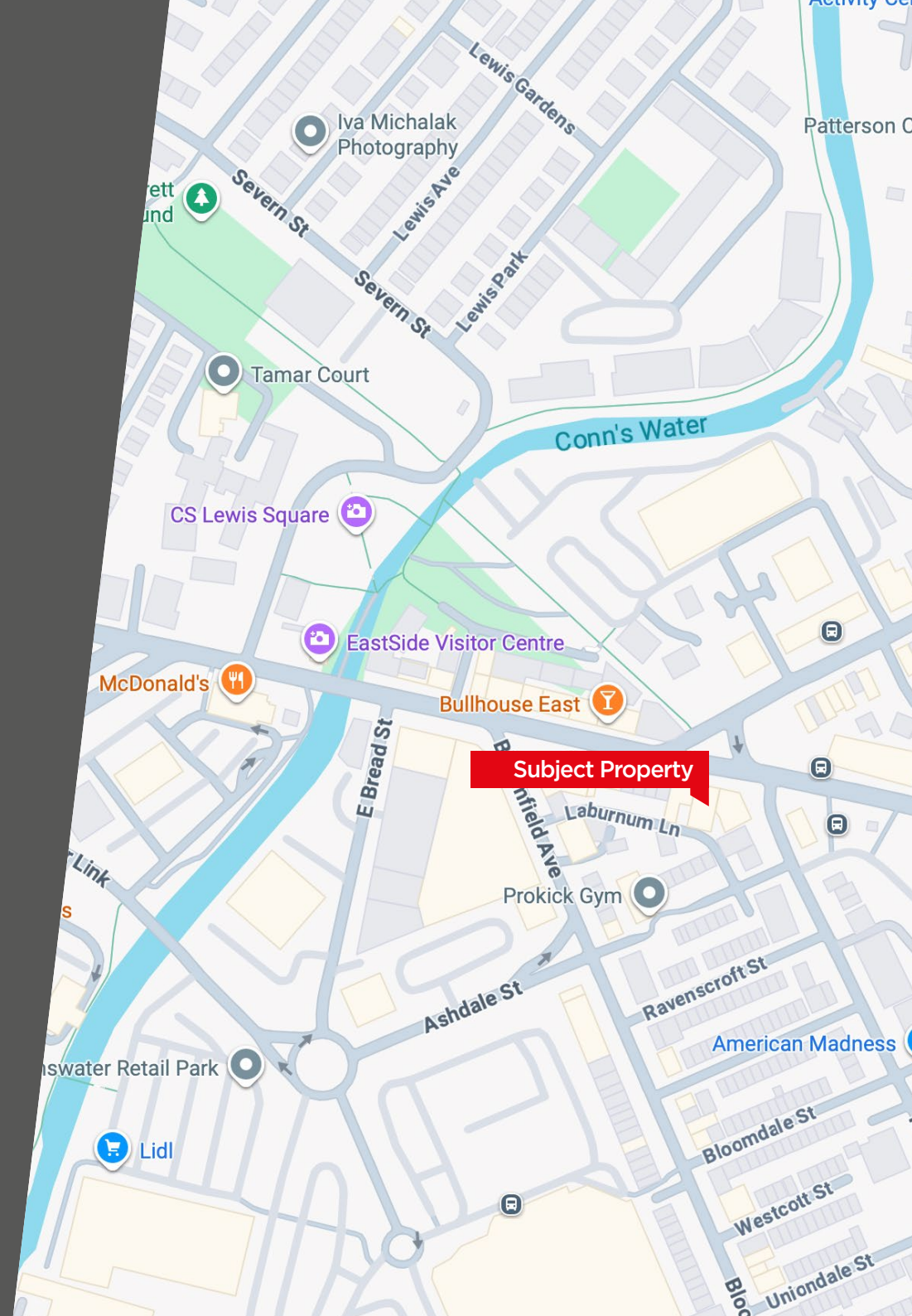
Location

The subject property occupies a highly prominent position on the Newtownards Road, a vibrant and popular location facing onto the busy Hollywood Road, approximately 3 miles from Belfast City Centre.

Nearby occupiers include Bullhouse, Mortgage IQ, The Wardrobe, A. McLean Bookmakers and Kamakura.

Description

The property comprises of a Three-Story retail unit with a yard area at the rear. The property was formerly occupied as a Clothing Retail Shop fitted out to include, plastered and painted walls, suspended ceilings with integrated fluorescent strip lighting, internal air conditioning system and an electrically operated roller shutter.



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Accommodation

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

Floor	Description	Sq. M	Sq. Ft
Ground Floor	Sales Area	68.14	733
	Store	16.9	182
First Floor	Sales	78.67	846
	Store	2.21	23
	Kitchen	3.7	39
	W/C		
Second Floor	Sales	25.22	271.46
Total		196.34	2,113

Rates

Nav: £7,800.00

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

Rates Payable: £4,887

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

Lease

Length of lease by negotiation.

Rent

Inviting offers in the region of £11,500 per annum.

Repair

Tenant responsible for interior repairs and exterior repairs.

Management Fees

Tenant to pay agents management, 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





FRAZER KIDD

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