



## For Sale/To Let Hot Food Premises

(Subject to obtaining Vacant Possession)

203 Upper Newtownards Road, Belfast BT4 3JD

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**FRAZER  
KIDD**

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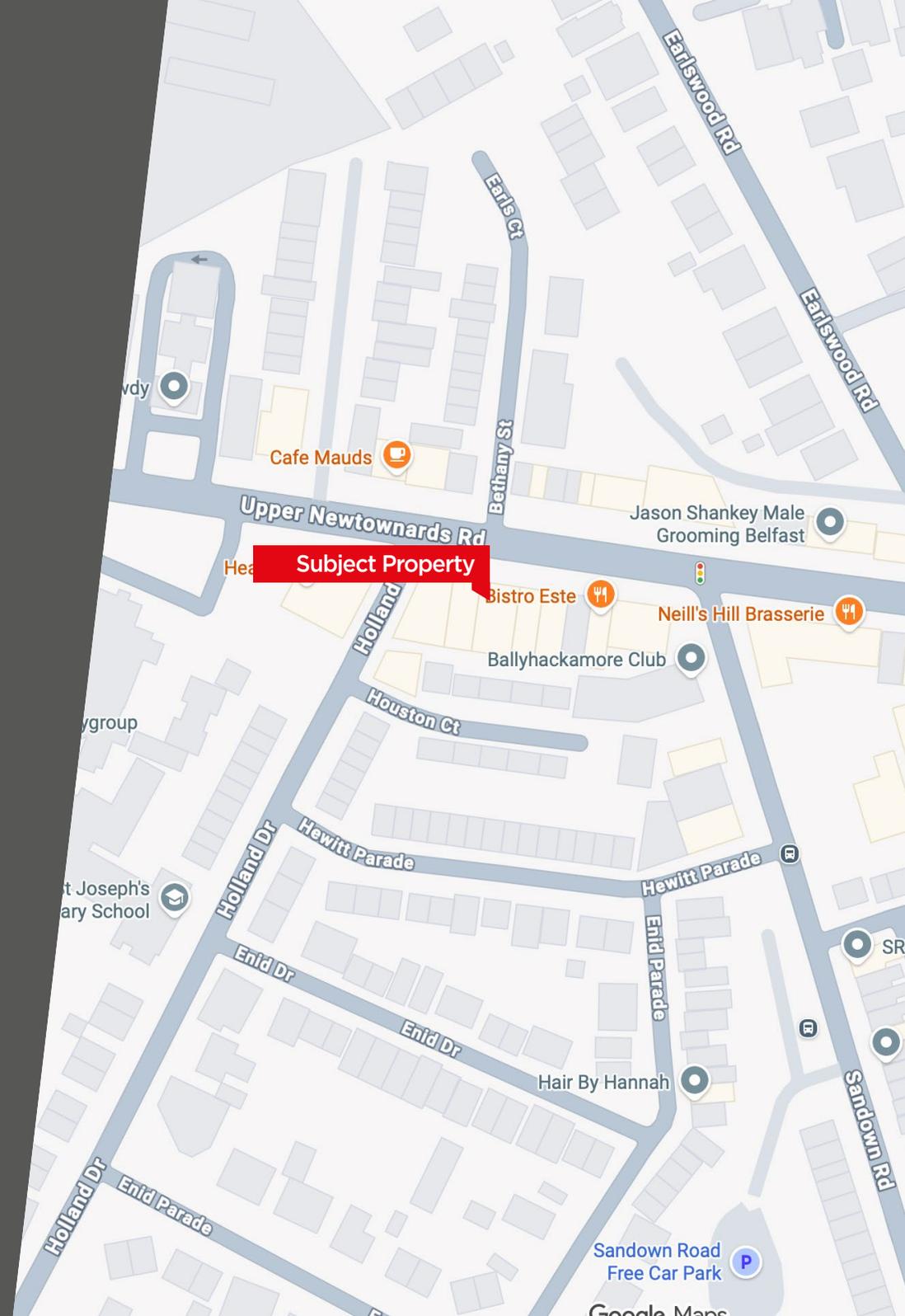
## Summary

- Superb Single story retail Premises.
- Situated in an extremely popular and bustling position in Ballyhackamore.
- Former takeaway suitable for a variety of uses subject to any statutory consents.
- Property extends to approximately c.821 sq ft.

## 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 Tesco Express, Caffe Mauds, The Highway Man Coffee Shop, M&S Food and a wide variety of restaurants



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## Description

The property comprises of a ground floor retail unit formerly occupied as a takeaway and fitted out to include, plastered and painted walls, suspended ceilings with integrated fluorescent strip Lighting an air conditioning system and an electrically operated roller shutter.

## Accommodation

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

Description	Sq. M	Sq. Ft
Sales Area	41.54	447
Kitchen	23.89	257
Store	10.80	116
<b>Total</b>	<b>76.23</b>	<b>821</b>

## Lease

Length of lease by negotiation.

## Rates

Nav: £16,300.00

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

Rates Payable: £10,213.45

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



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## Price / Rent

**For Sale:** Invited in the region of £200,000

**To Let:** Inviting offers in the region of £17,500 per annum

## Repair

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

## Title

It is assumed that the property is held by freehold or long leasehold, subject to the payment of a nominal ground rent.

## Service Charge

Tenant to be responsible for the payment of a Service Charge in connection with building insurance and agent's 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 selling/letting agents:

**Frazer Kidd**

028 9023 3111

mail@frazerkidd.co.uk





For further information please contact:

**Brian Kidd**  
07885 739063  
bkidd@frazerkidd.co.uk

**Beth Brady**  
07775 924283  
bbrady@frazerkidd.co.uk

Telfair House, 87/89 Victoria Street, Belfast, BT1 4PB  
028 9023 3111  
mail@frazerkidd.co.uk  
frazerkidd.co.uk

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## EPC

**Energy performance certificate (EPC)**

2022 (Current measurement method)	10/10/2022	Valid until	10 February 2028
10/10/2022	10/10/2022	Certificate number	4452-0115-1199-0292-0292

Property type: A3/A3/A5 Restaurant and Cafe/Drinking Establishments and Hot Food Takeaway  
Total floor area: 220 square metres

**Energy rating and score**

This property's energy rating is **E**.  
The better the rating and score, the lower your property's carbon emissions are likely to be.

Properties get a rating from **A+** (best) to **G** (worst) and a score.

**How this property compares to others**

Properties similar to this one could have ratings:

- If newly built: **31 B**
- If typical of the existing stock: **39 D**