



513 Upper Newtownards Road

Belfast, BT4 3LL

Excellent Retail Opportunity

565 sq ft
(52.49 sq m)

- The subject occupies a prominent and highly visible position on the Upper Newtownards Road
- The unit benefits from high volumes of both pedestrian and vehicular traffic

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Summary

Available Size	565 sq ft
Rent	£12,500 per annum
Rates Payable	£3,414.93 per annum
Rateable Value	£5,450
Service Charge	A service charge is payable to include a contribution towards maintenance of common areas and external repairs.
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	D (91)

Location

The property holds a prominent and highly visible / convenient position on the A2 Upper Newtownards Road approximately 4 miles from Belfast City Centre.

Some of the neighbouring occupiers include Churchill's Dry Cleaners, Winemark, Hastings Stormont Hotel, General Merchants and Little Beauty Box.

It is also adjacent to The Stormont Estate and benefits from high levels of both passing pedestrian and vehicular traffic / trade.

Description

Prominent ground floor retail unit of 565 sq ft located within a parade of commercial units. Internally, the unit is fitted with laminate flooring, plastered and painted walls, suspended ceiling with recessed spotlighting.

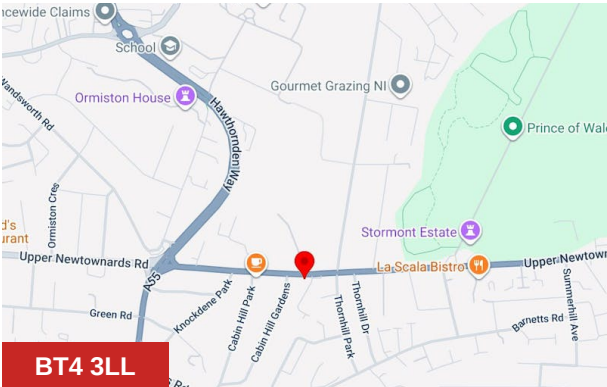
The unit benefits from electric roller shutter access.

Kitchenette and W.C. facilities are contained within.

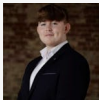
Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit	565	52.49	Available
Total	565	52.49	



Viewing & Further Information



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