

228-230 Upper Newtownards Road, Belfast

Prominent mid-terrace commercial property

For Sale



- Total internal area of approximately 1,284 sq ft over three floors.
- Prominent location on the popular Upper Newtownards Road.
- Ground floor retail unit with ancillary office accommodation over the first and second floors.
- Benefits from planning for "hot food" use.
- Producing £18,000 per annum.

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Location

The subject is located on the Newtownards Road, one of Belfast's main arterial routes, thus attracting a high level of passing footfall and vehicular flow.

The building is in close proximity to both Belfast City Centre and Connswater Shopping Centre, which has produced a very sought after commercial area in East Belfast.

The property fronts the Upper Newtownards Road and is surrounded by commercial and high density residential development. The outer Ring Road, Sydenham Bypass, George Best Belfast City Airport and other main arterial routes leading to the city centre are all in close proximity.

Description

The subject comprises a mid terrace commercial property over ground, first and second floor levels. Construction comprises a pitched and slated roof, masonry walls with a red facing brick finish externally.

The ground floor benefits from a floor to ceiling anodised aluminium framed and single glazed shop front. The remaining fenestration is UPVC framed and double glazed. Internally, the ground floor has been fitted out to include part suspended, part plastered and painted ceiling finish with fluorescent strip lighting, ceramic wall and floor tiles. The upper floor offices have their own dedicated stairwell access off the Upper Newtownards Road. The offices are split into 4 no. separate rooms and are generally finished to a very basic condition to include plastered and painted walls and carpeted floor covering. Externally, there is a yard area to the rear of the subject property.

Accommodation

Floor area	Sq ft	Sq m
Ground Floor	580	53.88
1st & 2nd Floors	704	65.40
Total	1,284	119.29

Price

Asking for offers in the region of £160,000.

Tenancy details

10 years from and including the 1st day of February 2006 at a passing rent of £18,000 pa. Further details are available upon request.

Business Rates

We have been advised by Land and Property Services of the following:-

Net Annual Value:- £4,550

Rate in £ 14/15:- £0.6093

Rates Payable, if applicable:-£2,772

Title

The title and contract are available for inspection by appointment only at the offices of the vendor's solicitor:- Tughans, Marlborough House, 30 Victoria Street, Belfast BT1 3GG FAO James Pringle, Tel: 028 9055 3300 Email: James.Pringle@tughans.com

Stamp Duty

This will be the responsibility of the purchaser.

Value Added Tax

We are advised that the subject property is VAT registered and therefore VAT will be charged in addition to the above rents.

EPC

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