



# McCONNELL

CHARTERED SURVEYORS & PROPERTY CONSULTANTS

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RETAIL



## TO LET

**New Retail Unit**  
**c. 980 sq. ft (91 sq.m)**

**515 Upper Newtownards Road**  
**Belfast**  
**BT4 3LL**



- New Retail Unit of c. 980 sq ft (91 sq m)
- Potential to suit a number of uses subject to the necessary consents and statutory approvals being obtained
- The unit occupies a prominent and highly visible position on the A20 Upper Newtownards Road and benefits from high volumes of both pedestrian and vehicular traffic.
- Neighbouring businesses include; The Stormont Hotel, General Merchants, Churchills, Winemark & Little Beauty Box.



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## 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

New retail unit of c. 980 sq ft (91 sq m) - currently under construction however completion is aimed for around the start of 2018.

The subject property will be finished to include; smoke detectors, emergency lighting, disabled wc facility (white suite), electric roller shutter door, aluminium double glazed shop front, secure compound / refuse storage area to rear, gas fired central heating system, plastered / painted walls & concrete floor.

A communal CCTV system is installed which monitors the customer car parking area etc.

## ACCOMMODATION

	SQ FT	SQ M
Retail	980	91
Rear Porch	—	—
WC	—	—
<b>Total</b>	<b>980</b>	<b>91</b>

## EPC



## PLANNING

### Class A1: Retail

However may suit a variety of other uses subject to the necessary statutory consents and approvals being obtained.

## REPAIRS

Effective Full Repairing Lease Terms



## INSURANCE

Tenant responsible for payment of landlord's buildings insurance.

## SERVICE CHARGE

A service charge will be levied to cover the cost towards the upkeep of common areas and external repairs.

## MANAGEMENT

Management fee is based on 6%+VAT of the annual passing rent.

## RENT

£18,000 per annum (exclusive)

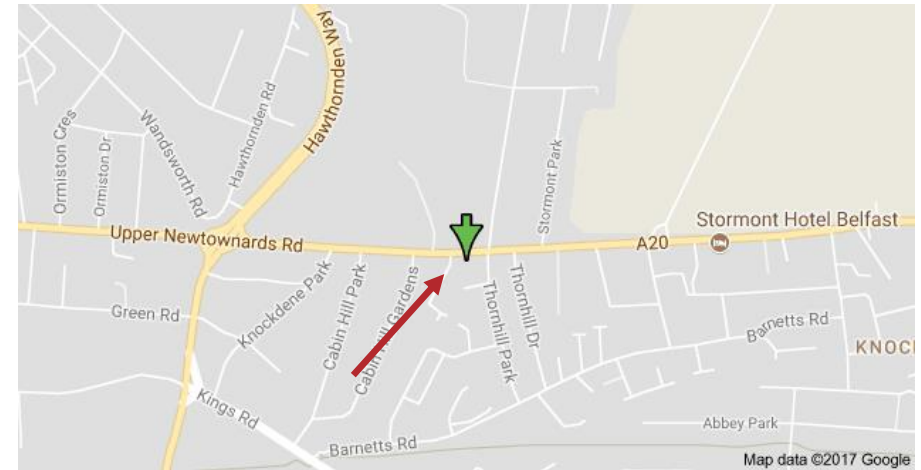
## VALUE ADDED TAX

The property and therefore the rent are elected for VAT

## NAV

To be assessed by Land & Property Services following completion.

## LOCATION MAP



## VIEWING ARRANGEMENTS

Viewing is strictly by appointment through the agents  
McConnell Chartered Surveyors:

Contact: Shaun Wallace

Tel: 02890 205900

Email: [shaun.wallace@mcconnellproperty.com](mailto:shaun.wallace@mcconnellproperty.com)

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