

McKIBBIN

COMMERCIAL PROPERTY CONSULTANTS

02890 500 100



TO LET

SHOP UNIT

UNIT 6,
EARLSWOOD HOUSE
370-374 UPPER
NEWTOWNARDS ROAD
BELFAST
BT4 3EY

c. 45 m² (485 ft²)



CONTACT:

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McKIBBIN COMMERCIAL
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CHARTERED SURVEYORS

Callender House,
58-60 Upper Arthur Street,
Belfast BT1 4GJ

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- The shop unit is located within Earlswood House which occupies a prominent location in the heart of Ballyhackamore at the junction of Upper Newtownards Road and Earlswood Road.
- The unit, which fronts onto Earlswood Road, would be suitable for a wide variety of retail or office uses, subject to Planning Permission.
- Occupiers of Earlswood House include Oxfam, Ulster Cancer Foundation, Pizza Co. and War On Want. Other occupiers within the area include Caffè Nero, Pizza Express, Il Parata, Neill's Hill, Barclays, Winemark, Simon Brien Estate Agents and Templeton Robinson Estate Agents.

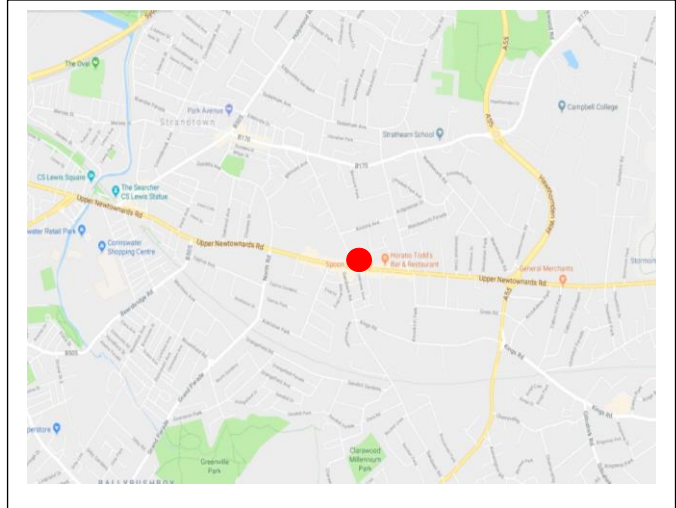
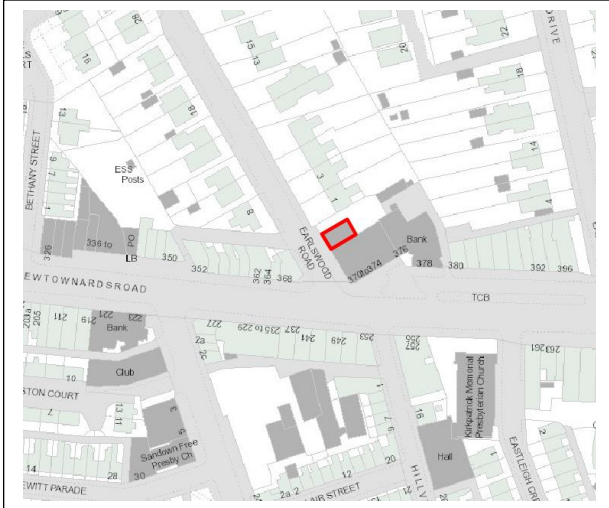
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TO LET

SHOP UNIT

Unit 6, Earlswood House, 370-374 Upper Newtownards Road, Belfast



LEASE DETAILS

Term:

5 years.

Rent:

£9,500 per annum, exclusive.

Rent Review:

5-yearly.

Repairs:

The tenant is responsible for internal repairs and shop front.

Service Charge:

Levied to cover a fair proportion of external repairs and cleaning of common areas, management fees and any other reasonable outgoings of the Landlord. Currently estimated to be approximately £615 per annum.

Insurance:

Tenant to reimburse the Landlord with a fair proportion of the building insurance premium. Currently estimated to be approximately £180 per annum.

ACCOMMODATION

	Area
Internal Frontage	- c. 4.41 m (14' 6")
NET INTERNAL AREA	- c. 45 m² (485 ft²)
Sub-divided as follows:-	
Sales Area	
Kitchen	
Store	
WC	

RATES INFORMATION

NAV £9,850
Rate in £ 2018/19 = 0.602803
Rates payable 18/19 = £4,750

(inc 20% Small Business Rates Relief)

VAT

The premises are registered for Value Added Tax.

EPC

Energy Performance Certificate Northern Ireland
Non-Domestic Building

Use 1 Earlswood House
370 Upper Newtownards Road
BELFAST
BT6 5EY

Certificate Reference Number:
0170-0537-4449-0104-2002

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the website for the Department of Finance at www.finance-ni.gov.uk.

Energy Performance Asset Rating

More energy efficient

A+

A 0-25
B 26-50
C 51-75
D 76-100
E 101-125
F 126-150
G Over 150 ← **196** This is how energy efficient the building is.

Less energy efficient

Technical Information

Main heating fuel: Grid Supplied Electricity
Building environment: Heating and Natural Ventilation
Total useful floor area (m²): 94
Building complexity (INOS level): 3
Building emission rate (kgCO₂e/m² per year): 192.37
Primary energy use (kWh/m² per year): Not available

Benchmarks

Buildings similar to this one could have rating as follows:
If newly built: **30**
If typical of the existing stock: **106**