

Incentives Available



TO LET

Unit 4, Moat House, 963-969 Upper Newtownards Road, Dundonald, BT16 1RL

Retail unit of c. 850 sq ft

Lisney

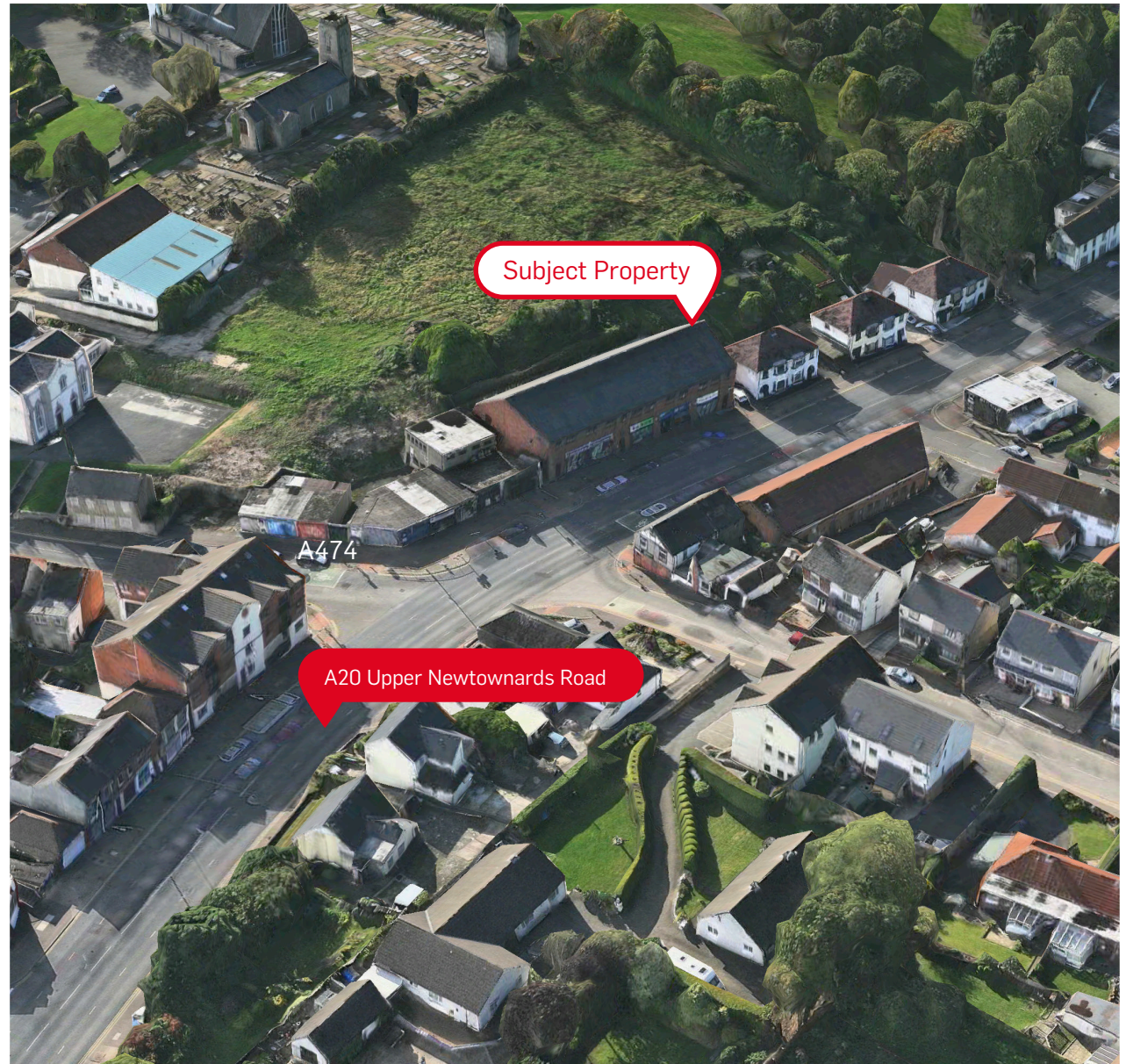
Features

- Comprises 850 sq ft of ground floor accommodation.
- Prominently located on a busy arterial route.
- Subject to high levels of passing pedestrian and vehicular traffic.
- Suitable for a variety of uses (Subject to planning).
- Car Parking Available.

Location

The subject property is located approx. 5.5 miles east of Belfast City Centre on Upper Newtownards Road, one of the city's busiest arterial routes. The road acts as a link between Belfast and the commuter town of Newtownards.

The surrounding area comprises a mix of property uses, including residential, retail, healthcare and office. The Ulster Hospital is situated a short distance from the property, with the likes of Asda Superstore, Eurospar and McDonalds also within close proximity.



Description

Moat House is a 3 no. storey terrace property, which in its current layout provides 4 no. ground floor retail units and first floor office accommodation. Unit 4 is the last remaining ground floor unit, and would be suitable for a wide range of uses, subject to planning. The subject benefits from an Electric Roller Shutter and glazed shopfront, whilst internally the property is in shell condition ready for an incoming tenant's individual fit out.

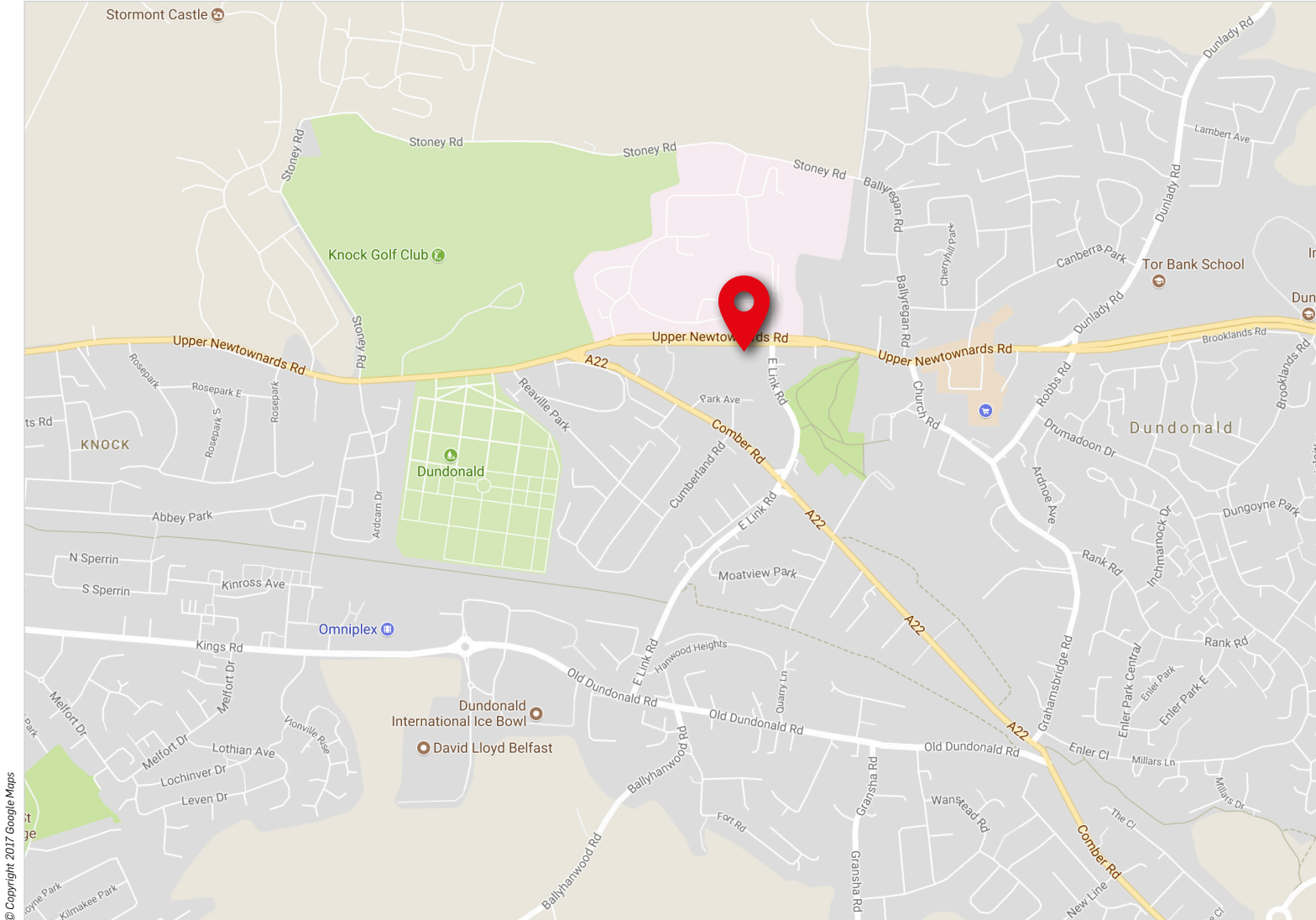
Rates

A new rates assessment will be required. Please contact the agent for further information.

Lease Terms

- Repairing: The space will be let on internal repairing and insuring terms.
- Insurance: An incoming tenant will be responsible for reimbursing the landlord for the cost of buildings insurance.
- Term: Negotiable.
- Rent: £8,500 per annum, exclusive.





Contact

Andrew Knox

028 9050 1501

aknox@lisney.com