

Incentives Available



TO LET

Unit 2, Moat House, 963-969 Upper Newtownards Road, Dundonald, BT16 1RL
Retail unit of c. 1067 sq ft

Lisney

Features

- Comprises 1067 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.



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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 2 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 partially fitted in line with its former use as a hair/beauty salon.

Rates

NAV	£9,100
Rate in £ 2018/19	£0.555698
Rate Liability 2018/19	£5,057

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.

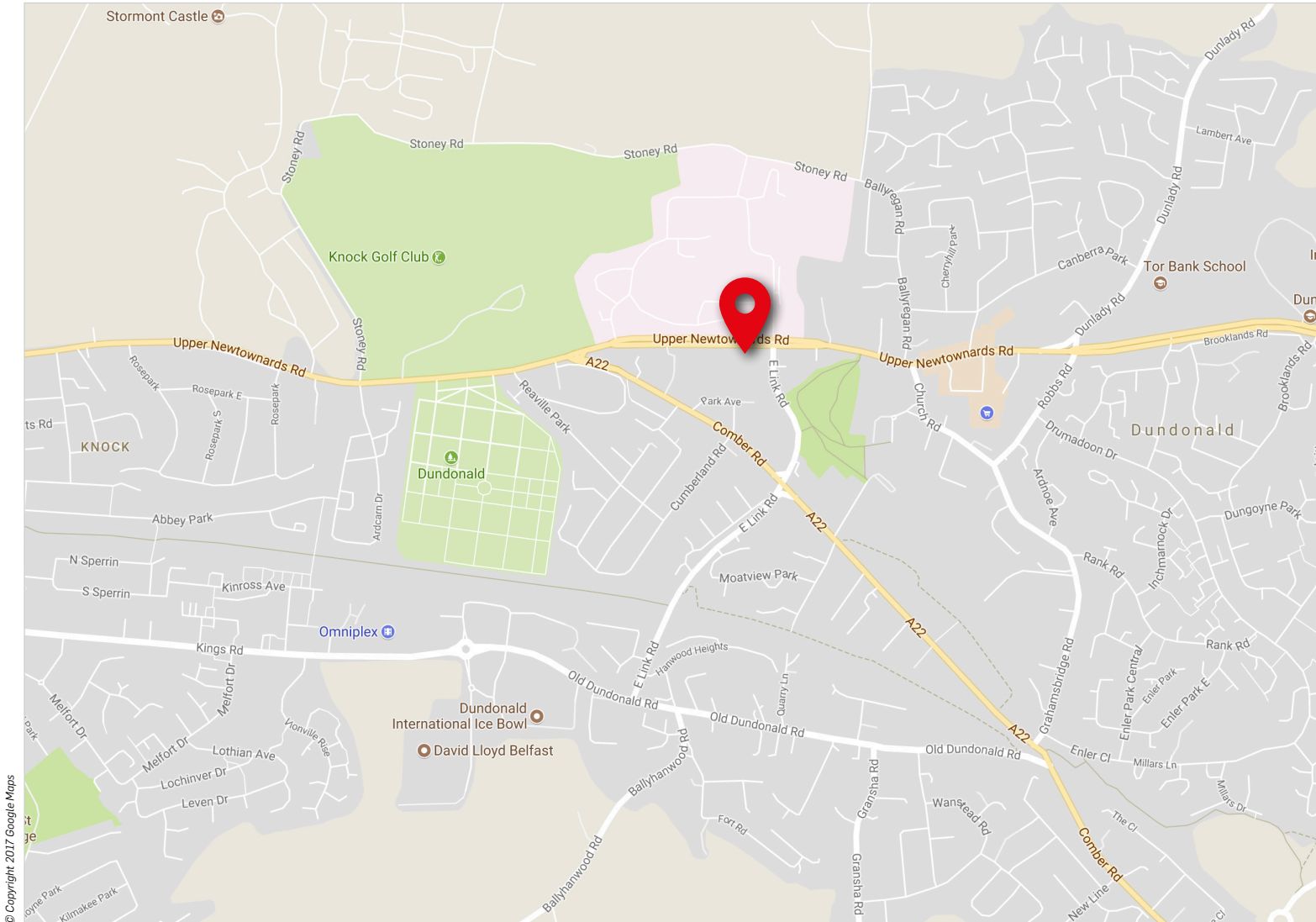


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