



FOR SALE

60 Upper Newtownards Road, Belfast, BT4 3EL

Retail unit in popular East Belfast location

Lisney

Features

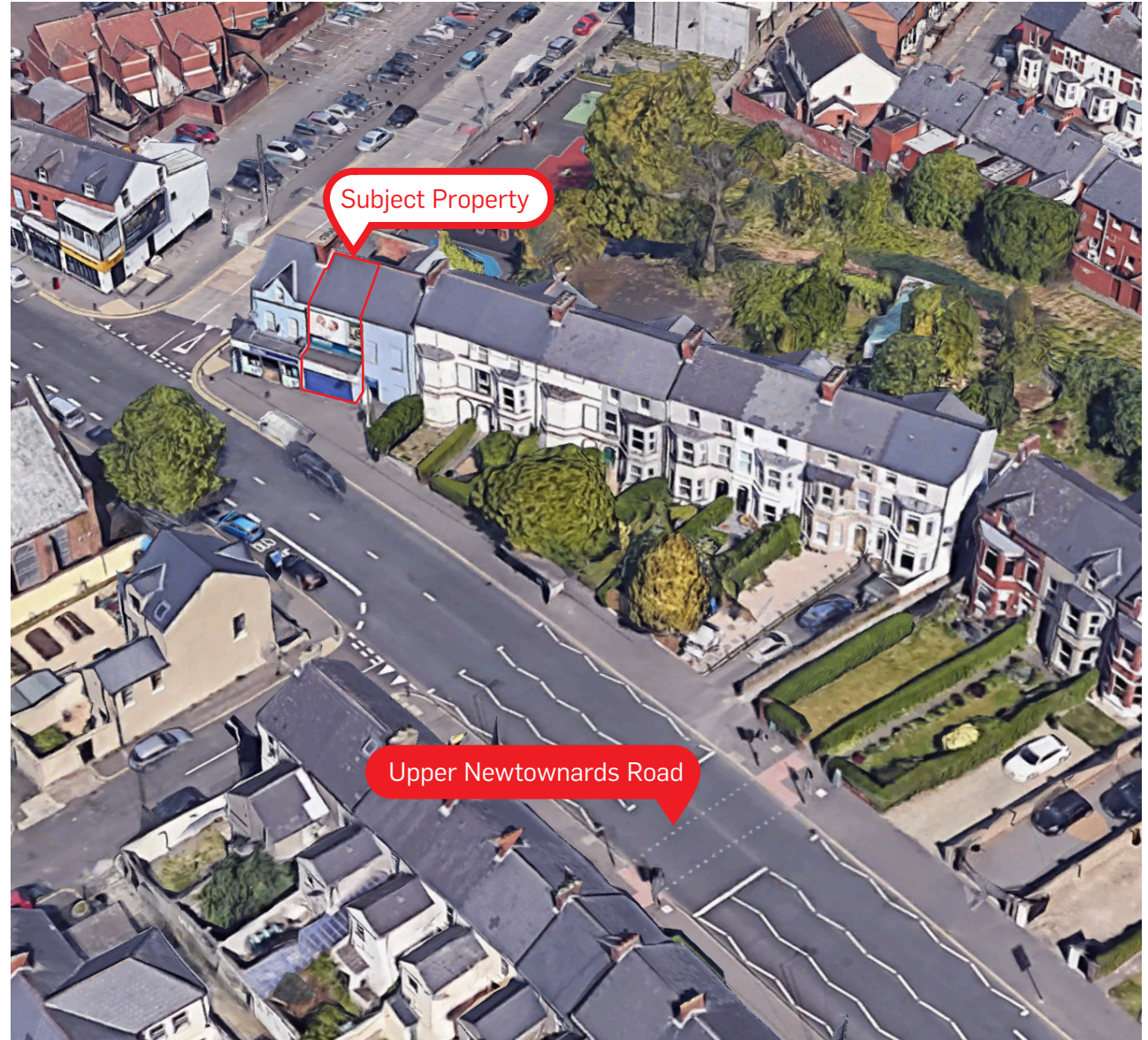
- Retail property with storage on first and second floors
- Located in popular retail and residential area.
- Close to Connswater Shopping Centre and Ballyhackamore
- Ideal opportunity for owner- occupier / investor / developer
- Number 62, 64 and 68 Upper Newtownards Road for sale in separate lots.

Location

60 Upper Newtownards Road is located approximately 1.7 miles east of Belfast City Centre on the Upper Newtownards Road, one of the city's busiest arterial routes. The road acts as a link between Belfast and the commuter towns of Dundonald and Newtownards.

The surrounding area comprises a mix of property uses including residential, retail and office.

The property is situated just 200m from the bustling Newtownards Road and Connswater Shopping Centre with the likes of McDonalds, Boots and Argos also within close proximity.



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Description

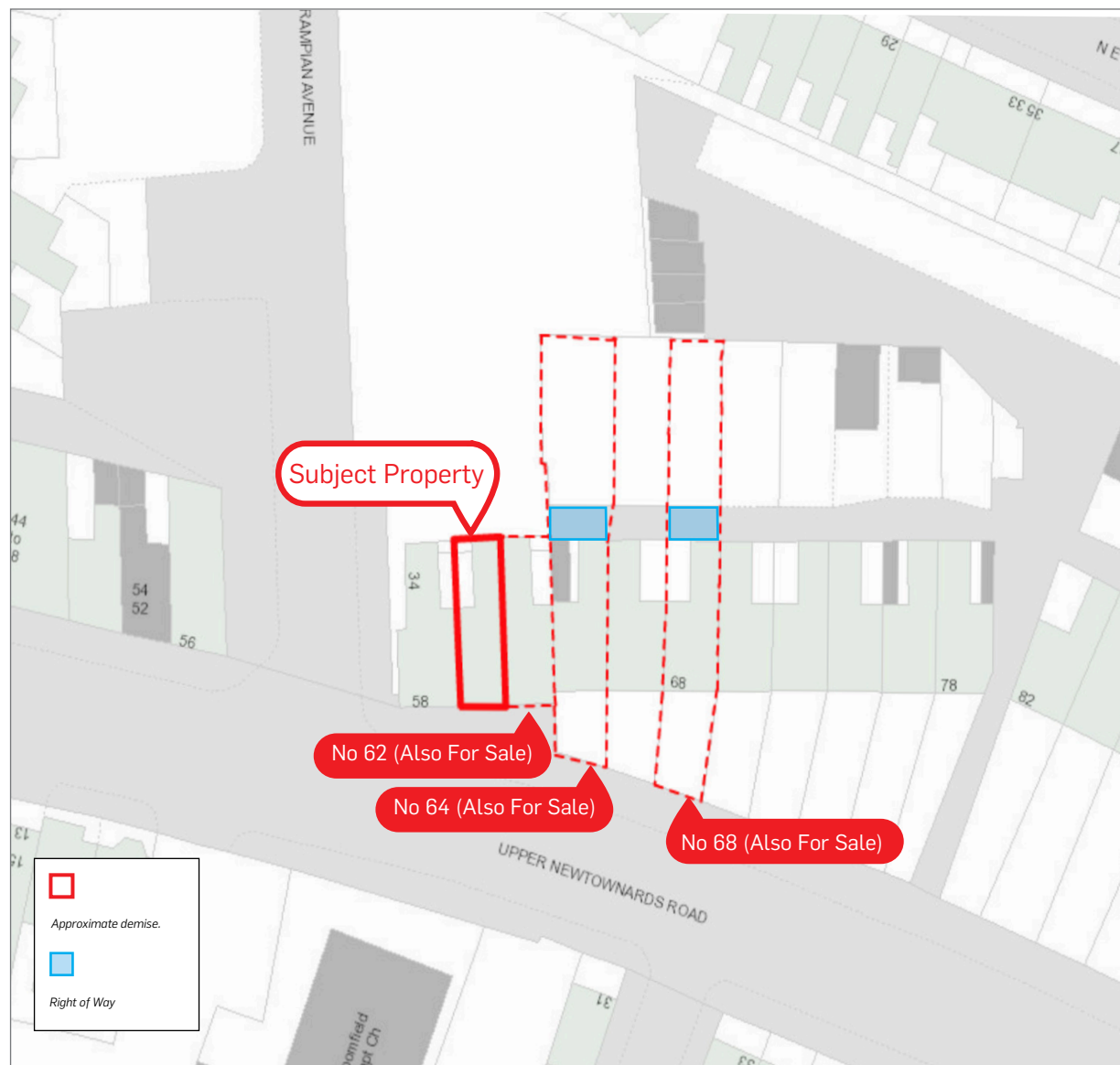
The property comprises of a three storey terrace property with retail space on the ground floor and storage / offices on the first and second floors. The main access is to the front of the unit, with secondary access to Grampian Avenue to the rear of the unit, running behind Sinclairs Super Shop.

The property benefits from a modern roller shutter door and glazed shop front.

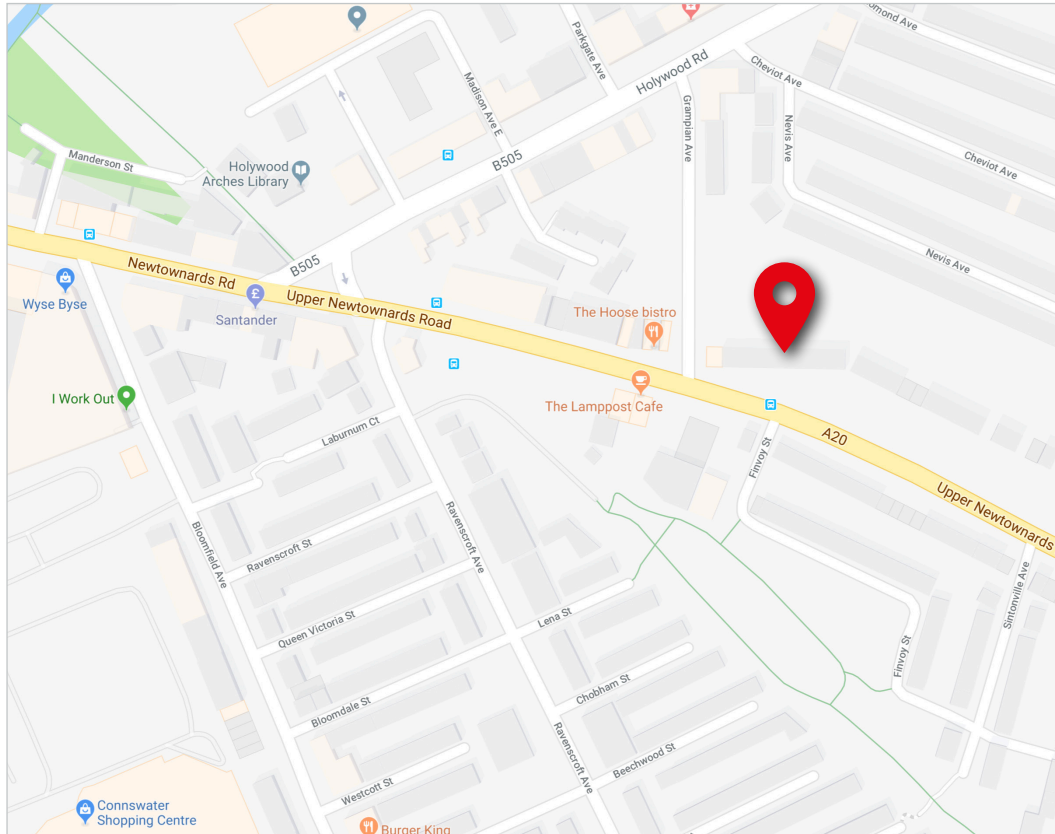
The property to the left hand side is a retail unit occupied by Sinclairs Super Shop. ****Numbers 62, 64 and 68 Upper Newtownards Road also for sale in separate lots with Lisney****

Accommodation

Area	Sq.m	Sq.ft
Ground Floor		
Retail Area	45.83	493
Bathroom	2.4	26
First Floor		
Front Room	16.37	176
Back Room	7.93	85
Rear Room 1	4.79	52
Rear Room 2	6.44	69
Second Floor		
Front Room	13.38	144
Rear Room	6.1	66
Total	103.24	1,111



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Viewings

Strictly by appointment with Lisney

Rates

Rateable Value / NAV : £4,650

Rates Payable 18 / 19 : £2,756

Stamp Duty

This will be the responsibility of the purchaser.

Asking Price

Offers around £65,000

Title

We understand the property is held on a long leasehold of 8,500 years from 1921.

VAT

All prices and outgoings are exclusive to but may be liable to V.A.T.

Contact

Ronan Quinn

028 9050 1501

rquinn@lisney.com

Customer Due Diligence

As a business carrying out estate agency work we are required to verify the identity of both the vendor and the purchaser as outlined in the following:

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <http://www.legislation.gov.uk/uk/si/2017/692/made>

Any information and documentation provided by you will be held for a period of five years from when you cease to have a contractual relationship with Lisney. The information will be held in accordance with General Data Protection Regulation (GDPR) on our client file and will not be passed on to any other party, unless we are required to do so by law and regulation.