



For Sale Commercial Premises
423-425 Newtownards Road, Belfast BT4 1AT



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Summary

- Situated at the busy junction of Hollywood Arches.
- Commercial building set over ground, first and second floors extending to c.1,424 Sq Ft.
- Suitable for a variety of commercial uses, subject to any statutory planning consents.
- Nearby occupiers include Bullhouse East, Reid Black Solicitors and Belvedere Cafe.

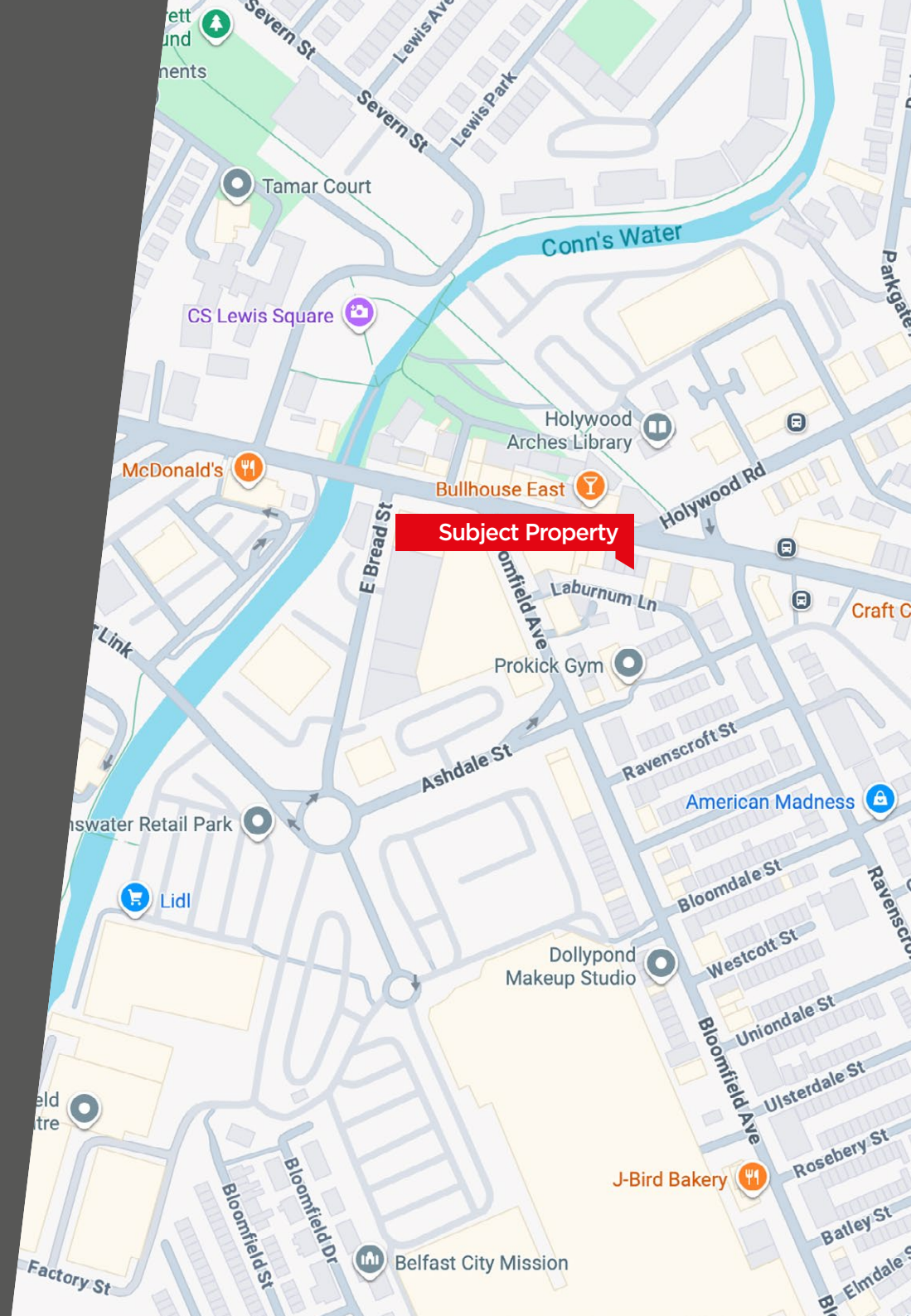
Location

The subject premises occupies a prime location cornering the busy Hollywood Arches Junction of Hollywood, Newtownards Road and Upper Newtownards Road in EastSide, the beating heart of Belfast's industrial past. This down-to-earth neighbourhood is thriving, now labelled as a hub for creativity, arts, design, food & drink and alternative thinking.

The Newtownards Road is one of the main arterial routes in and out of Belfast city centre and is paraded by a variety of retail and food & drink operators.



Not To Scale. For indicative purposes only.



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Description

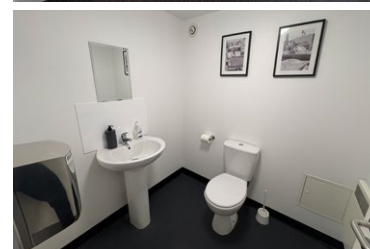
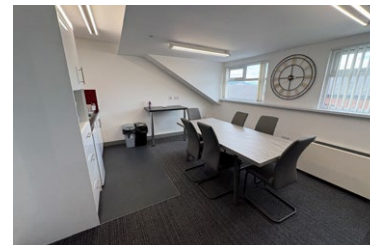
The property comprises of a mid-terrace 3 storey commercial building. The property has been renovated to a high standard to include tiled flooring, air conditioning, glass partition walls.

Suitable for owner occupier or investor alike wanting turnkey property for immediate occupation.

Accommodation

We calculate the approximate Gross Internal Areas to be as follows:

| Floor | Description | Sq. M | Sq. Ft |
|--|---------------------|--------------|---------------|
| Ground floor | Open plan office | 897 | 83.35 |
| | Store | 15 | 1.4 |
| 1st floor | Front office | 183 | 17.02 |
| | Rear office | 114 | 10.64 |
| | Comms store | 13 | 1.22 |
| 2nd floor | Kitchen | 202 | 18.72 |
| | Male and Female WCs | | |
| Total Approximate Gross Internal Area | | 1,424 | 132.35 |



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Title

Assumed freehold/long leasehold.

Price

We are seeking offers in the region of £250,000, exclusive of VAT and subject to contract.

Rates

NAV: £7,400

Non-Domestic Rate in £ (26/27): 0.65029

Rates Payable: £4,812 per annum

We recommend that you contact Land & Property Services to verify these figures (Tel: 0300 200 7801).

VAT

All figures quoted are exclusive of VAT, which may be payable.

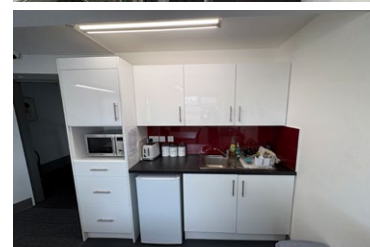
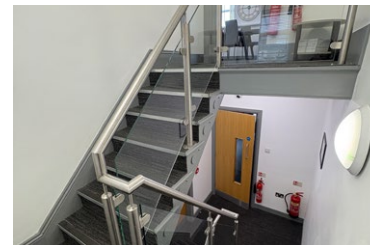
Viewing

Strictly by appointment with the sole selling agents:

Frazer Kidd

028 9023 3111

mail@frazerkidd.co.uk





For further information please contact:

Brian Kidd
07885 739063
bkidd@frazerkidd.co.uk

Beth Brady
07775 924283
bbrady@frazerkidd.co.uk

Telfair House, 87/89 Victoria Street, Belfast, BT1 4PB
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