



To Let Ground Floor Commercial Premises

59 Comber Road, Dundonald, BT16 2AE

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**FRAZER
KIDD**

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Summary

- Prominent commercial premises within a busy neighbourhood development
- Spacious unit previously occupied as a dance studio.
- The premises extend to c.1,293 Sq Ft.
- Suitable for a variety of commercial uses, subject to any statutory planning consents.

Location

The property is located on the busy A22 Comber Road carrying traffic to and from Comber, and adjacent to the A20 Upper Newtownards Road.

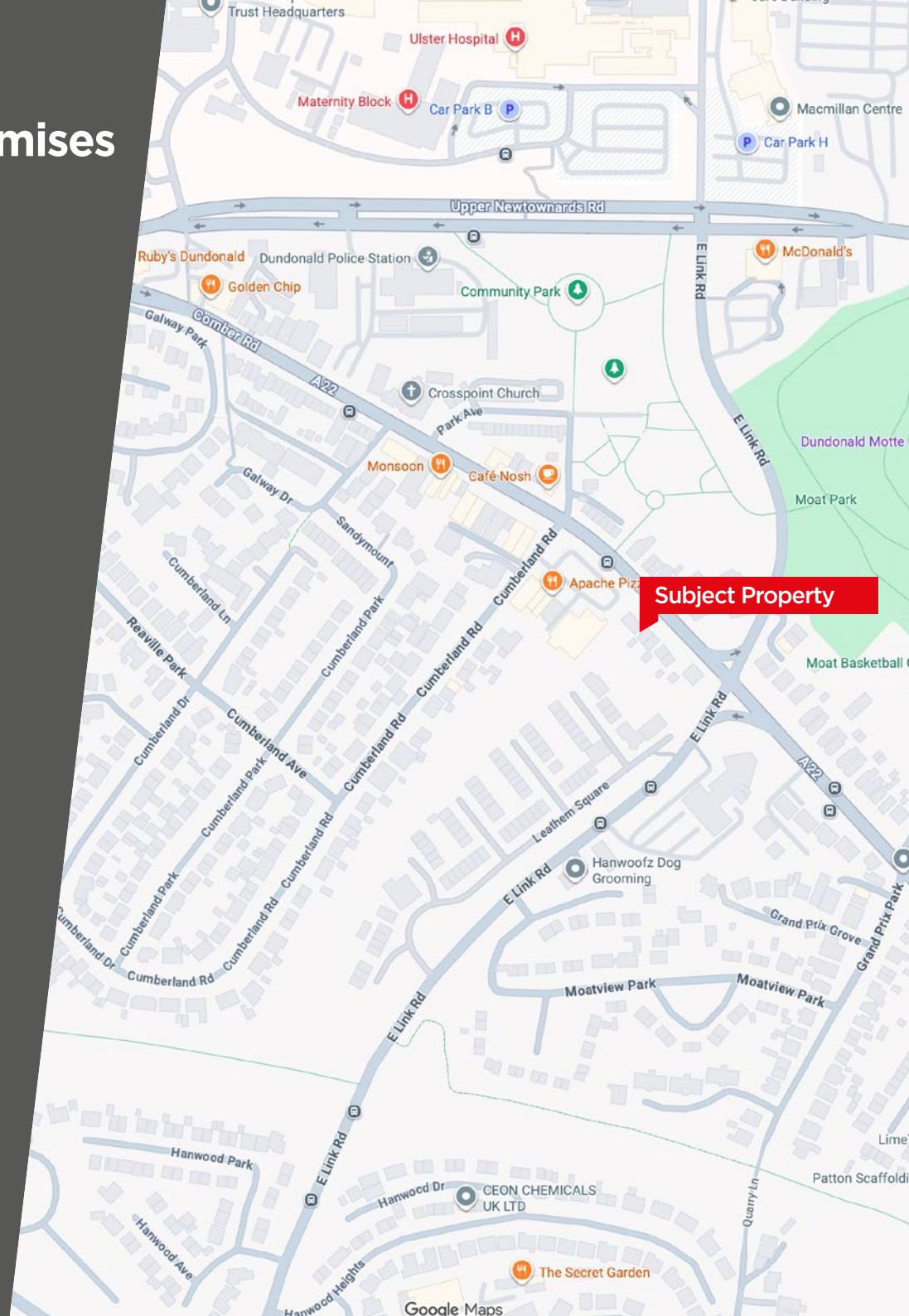
It benefits from good footfall and is situated in a busy neighbourhood retail scheme in East Belfast benefitting from onsite parking.

Surrounding occupiers include Dundonald Physiotherapy, Rosemary McWatters Opticians and Cafe Nosh.

Description

The subject premises provides a single-storey mid-terrace unit. Comprising a front reception area, 2 large studio rooms and an accessible WC.

The property has a highly visible glazed shop frontage with an electric roller shutter door and benefits from plastered and painted walls and LED lighting throughout.



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Accommodation

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

Description	Sq. M	Sq. Ft
Reception	13.4	144
Studio 1	38.5	414
Studio 2	68.3	735
W/C		
Total Approximate Net Internal Area	120.1	1,293

Lease

Up to a maximum of 5 year lease by negotiation.

Rates

NAV: £10,000

Rates Payable (26/27): £5,865 per annum

Please note, this property should be eligible for a 20% reduction in rates payable due to Small Business Rates Relief. We recommend that you contact Land & Property Services to verify these figures (Tel: 0300 200 7801).

Rent

Inviting offers in the region of £17,500 per annum.

Repair

Tenant responsible for interior repairs and exterior repairs by way of service charge.

Service Charge

Tenant to be responsible for the payment of a Service Charge in connection with the upkeep, maintenance and decoration of the building of which the subject premises forms part, to include building insurance.

VAT

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

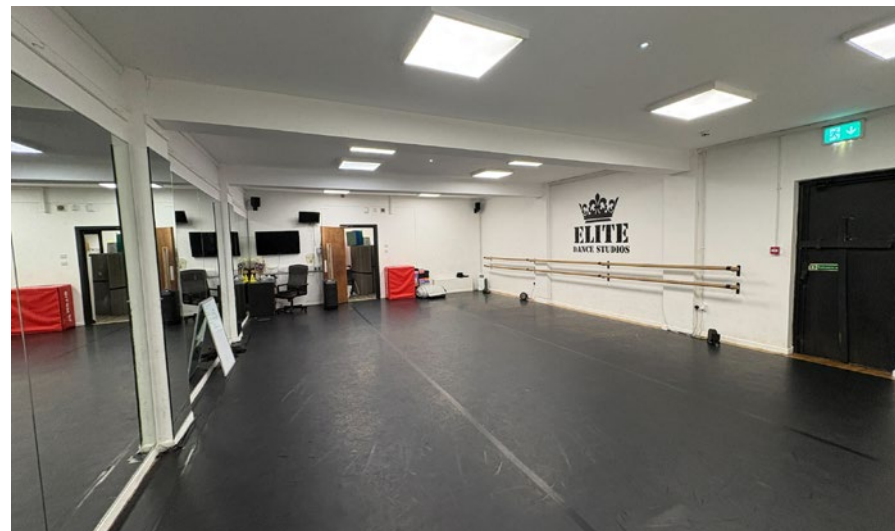
Viewing

Strictly by appointment with the sole letting agents:

Frazer Kidd

028 9023 3111

mail@frazerkidd.co.uk





FRAZER KIDD

For further information please contact:

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