



TO LET

UNITS 1 AND 2 LIBRARY COURT, 402 UPPER NEWTOWNARDS ROAD, BALLYHACKAMORE, BT4 3EZ
PROMINENT RETAIL UNITS FROM C. 592 – 1,300 SQ. FT

Lisney

Features

- ◆ Prominent mixed use development located in the popular suburb of Ballyhackamore.
- ◆ Benefits from high volumes of passing vehicular traffic.
- ◆ Suitable for a variety of food or retail uses, subject to planning.
- ◆ On site customer parking

Location

The subject property is located approximately 3 miles to the east of Belfast City Centre in the heart of the vibrant Ballyhackamore Village.

The immediate area has seen an influx of new enterprises in recent times and now contains a diverse mix of retailers, pubs, restaurants and medium to high density housing.

The property fronts Eastleigh Drive and forms part of the prominent Library Court development. Occupiers within the vicinity include Horatio Todds, Graze, Il Pirata and Marks & Spencer.

Description

The subjects comprise two self-contained ground floor retail units. Unit 1 is currently fitted out as a beauty parlour but would be suitable for a wide variety of commercial uses, subject to the necessary statutory consents. Unit 2 is fitted out as a café and benefits from hot food consent.

The space is finished to a good standard throughout to include plastered and painted walls, suspended ceiling, recessed spot lighting and a glazed frontage.

The units are available individually, or can be combined to create a single larger unit.

Accommodation

UNIT	SIZE
Unit 1	592 Sq. Ft.
Unit 2	708 Sq. Ft
Please note that both units can be combined to provide 1,300 Sq.Ft.	

Repairs & Insurance

The space will be let on effective full repairing and insuring terms by way of service charge recovery.



Rent

Unit 1 - £12,000 per annum.

Unit 2 - £15,000 per annum.

Term

By way of negotiation.

Rates Payable

Unit 1

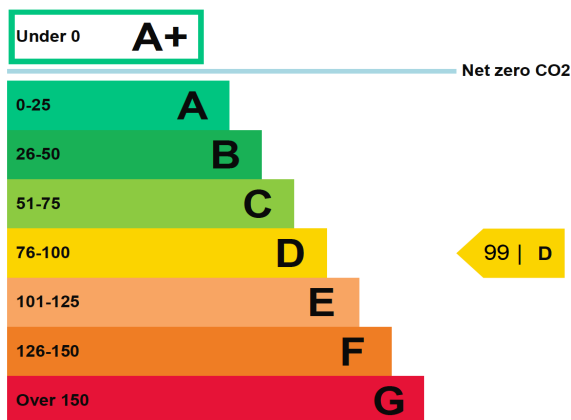
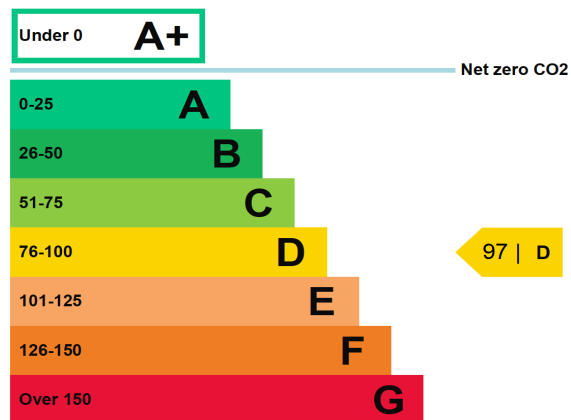
NAV - £14,400

Rates Payable - £7,935.05

EPC

Property Unit 1 has an Energy Efficiency rating of D97.
The full Certificate can be made available upon request.

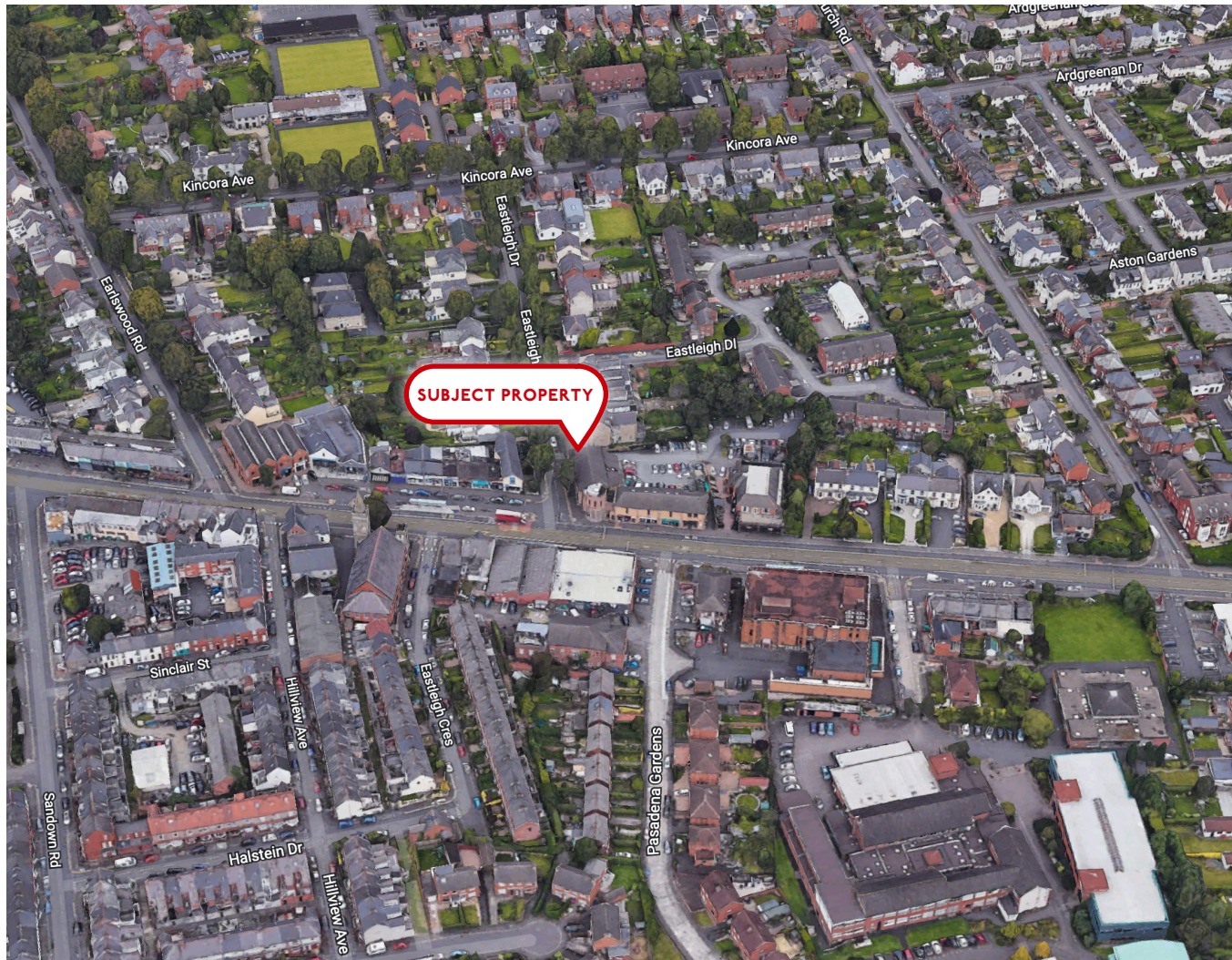
Property Unit 2 has an Energy Efficiency rating of D99.
The full Certificate can be made available upon request.



Value Added Tax

All prices, outgoings and rentals are exclusive of, but may be liable to VAT.





Contact

Strictly by appointment with the Letting agent.
For further information please contact:

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Further information is available at www.lisney.com