

**TO LET**

**Unit 2, Library Court, 402 Upper Newtownards Road,  
Ballyhackamore, BT4 3EZ**

**PROMINENT RETAIL UNIT WITH HOT FOOD CONSENT C. 708 SQ FT**

**Lisney**

COMMERCIAL REAL ESTATE





## FEATURES

Prominent hot food unit 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

The immediate area has seen an influx of new enterprises in recent times and now contains a diverse mix of retailers, pubs, restaurants and 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 subject comprises a self-contained ground floor retail unit currently fitted out as a restaurant and benefits from hot food consent, however would be suitable for a wide variety of uses, subject to the necessary statutory consents.

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





## ACCOMMODATION

The areas below are approximate areas.

Description	Sq Ft	Sq M
Unit 2	708	65.78

## SERVICE CHARGE

A service charge will be levied to cover an appropriate proportion of the cost of external repairs and maintenance, and upkeep of common areas. The service charge for the current year is £1,285.53.

## RATES PAYABLE

NAV:	£14,300
Rates Poundage 2024/25:	0.599362
Rates Payable:	£8,570.88

## LEASE DETAILS

Rent:	£15,000 per annum
Term:	Negotiable
Repairs:	The space will be let on effective full repairing and insuring terms by way of service charge recovery.
Insurance:	The tenant is to reimburse the landlord in respect of a fair portion of the buildings insurance premium.





## LOCATION



## VAT

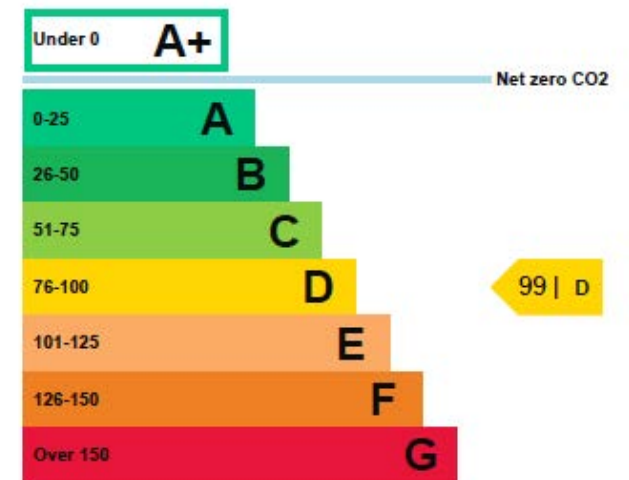
All prices, outgoings and rentals are exclusive of, but may be liable to VAT.

## STAMP DUTY

Stamp duty will be the liability of the purchaser.

## EPC

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



## 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 - <https://www.legislation.gov.uk/ukxi/2017/692/contents>. 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.

# Lisney

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### For further information:

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Viewing Strictly by appointment with the sole letting agent Lisney.

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